## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

| Address               | 2-20 Eloca Court, Wallington Vic 3222 |
|-----------------------|---------------------------------------|
| Including suburb or   |                                       |
| locality and postcode |                                       |
|                       |                                       |
|                       |                                       |

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between \$1,990,000 | & | \$2,189,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

#### Median sale price

| Median price  | \$1,715,000 | Pro | perty Type H | ouse | ]     | Suburb | Wallington |
|---------------|-------------|-----|--------------|------|-------|--------|------------|
| Period - From | 01/10/2024  | to  | 30/09/2025   | So   | ource | REIV   |            |

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property    | Price       | Date of sale |
|----|---------------------------------|-------------|--------------|
| 1  | 13-23 Dawn PI WALLINGTON 3222   | \$2,070,000 | 25/06/2025   |
| 2  | 18-24 Dawn PI WALLINGTON 3222   | \$1,900,000 | 24/02/2025   |
| 3  | 71-79 Rhinds Rd WALLINGTON 3222 | \$1,900,000 | 16/01/2025   |

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

| This Statement of Information was prepared on: | 16/10/2025 13:54 |
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