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 Including suburb and postcode	2/31 Raglan Street, Wallan, Vic 3756
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
range between	\$495,000	&	\$544,500	

Median sale price

Median price		\$475,250	Property type	Unit	Suburb	Wallan
Period - From	01/08/2025	to	31/10/2025	Source Prop	Track	

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale	
	31 Freesia Dr, Wallan, VIC 3756	\$540,000	20/03/2025	

OR

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

This Statement of Information was prepared on	21/11/2025
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