

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 243 Wallara Waters Boulevard, Wallan, VIC 3756

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$320,000

&

\$335,000

### Median sale price

Median price

\$605,000

Property Type

House

Suburb

Wallan (3756)

Period - From

01/12/2024

to

30/11/2025

Source

REA

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
255 WALLARA WATERS BOULEVARD, WALLAN VIC 3756	\$330,000	21/10/2025
10 MOSS STREET, WALLAN VIC 3756	\$345,000	24/07/2025
10 PETAL CRESCENT, WALLAN VIC 3756	\$360,000	23/09/2025

This Statement of Information was prepared on: 15/12/2025