## 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

4 SPECKLED WARBLER LOOP WALLAN VIC 3756

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$600,000	&	\$660,000
Single Price		\$600,000	&	\$660,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$348,500	Prop	roperty type L		Land	Suburb	Wallan
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

#### 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.

Address of comparable property	Price	Date of sale
64 PETAL CRESCENT WALLAN VIC 3756	\$658,500	17-Aug-25
6 GREVILLEA COURT WALLAN VIC 3756	\$660,000	05-Sep-25
9 POPPY DRIVE WALLAN VIC 3756	\$625,000	02-Jul-25

#### 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: 13 October 2025







二 4

四 4

₾ 2

₾ 2

64 PETAL CRESCENT WALLAN VIC Sold Price 3756

aa2

\$ 2

**\$658,500** Sold Date **17-Aug-25** 

Distance 0.92km

6 GREVILLEA COURT WALLAN VIC Sold Price 3756

RS \$660,000 Sold Date 05-Sep-25

Distance 1.2km

9 POPPY DRIVE WALLAN VIC 3756 Sold Price

**\$625,000** Sold Date **02-Jul-25** 

Distance

1.26km

**=** 4 ₽ 2 \$ 2

**RS** = Recent sale

UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.