Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELIA	Ollelea	101	Saic

Address
Including suburb and postcode

82 BLUE LAKE DRIVE 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	\$680,000	&	\$740,000
g	between	4000,000		4: :0,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$605,000	Prope	erty type		House		Wallan
Period-from	01 Nov 2024	to	31 Oct 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
46 MILLAU STREET WALLAN VIC 3756	\$690,000	26-Jul-24
81 BLUE LAKE DRIVE WALLAN VIC 3756	\$711,000	07-Feb-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: 11 November 2025





P 0432 413 929 M 0432 413 929

E achal@urevic.com.au

Sold Price 46 MILLAU STREET WALLAN VIC

\$690,000 Sold Date 26-Jul-24

= 4

☎ 4

₩ 3

₾ 2

⇔ 2

Distance

0.69km



81 BLUE LAKE DRIVE WALLAN VIC Sold Price 3756

\$711,000 Sold Date 07-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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