

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area
Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Street: Address Available on Request

Suburb: WALLAN State: VIC Postcode: 3756

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

Indicative selling price

(*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units

	Single price		Lower price	&	Higher price
3 Bedroom Townhouse	\$ _____	or range between	\$ 590,000	&	\$ 649,000
2 Bedroom Townhouse	\$ _____	or range between	\$ 490,000	&	\$ 539,000
2 Bedroom Unit	\$ _____	or range between	\$ 440,000	&	\$ 480,000
	\$ _____	or range between	\$ _____	&	\$ _____
	\$ _____	or range between	\$ _____	&	\$ _____
	\$ _____	or range between	\$ _____	&	\$ _____

Additional entries may be included or attached as required.

Unit median sale price

Median price: \$ 460,000

Suburb or locality: Wallan

Period - From: 01 / 06 / 2025 to: 31 / 05 / 2026 Source: Cotality

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of Sale
3 Bedroom Townhouse	<u>18/40 WINDHAM STREET WALLAN VIC 3756</u>	\$ <u>634,000</u>	<u>17 / 11 / 2025</u>
	<u>213 LINARI CLOSE WALLAN VIC 3756</u>	\$ <u>615,000</u>	<u>04 / 06 / 2025</u>
	<u>37 LINARI CLOSE WALLAN VIC 3756</u>	\$ <u>600,000</u>	<u>16 / 03 / 2026</u>

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of Sale
2 Bedroom Townhouse	<u>1 2/40 WINDHAM STREET WALLAN VIC 3756</u>	\$ <u>529,000</u>	<u>12 / 03 / 2026</u>
	<u>2 4/40 WINDHAM STREET WALLAN VIC 3756</u>	\$ <u>529,000</u>	<u>12 / 03 / 2026</u>
	<u>3 6/40 WINDHAM STREET WALLAN VIC 3756</u>	\$ <u>529,000</u>	<u>12 / 03 / 2026</u>

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area
Section 47AF of the Estate Agents Act 1980

Unit type or class

e.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of Sale
2 Bedroom Unit	13/97 WELLINGTON STREET WALLAN VIC 3756	\$ 460,000	27 / 02 / 2026
	22/31 RAGLAN STREET WALLAN VIC 3756	\$ 445,000	16 / 02 / 2026
	32A VALLENCE COURT WALLAN VIC 3756	\$ 445,000	10 / 03 / 2026

Unit type or class

e.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of Sale
	1	\$ _____	_____
	2	\$ _____	_____
	3	\$ _____	_____

Unit type or class

e.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of Sale
	1	\$ _____	_____
	2	\$ _____	_____
	3	\$ _____	_____

Unit type or class

e.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of Sale
	1	\$ _____	_____
	2	\$ _____	_____
	3	\$ _____	_____

OR

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

This Statement of Information was prepared on: 21 June 2026