

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

85 SIENA WAY 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Land

Suburb

Wallan

Period-from

01 Aug 2025

to

31 Jul 2026

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

34 RICEFLOWER RISE WALLAN VIC 3756	\$285,000	04-Aug-26
24 RAIMENO ROAD WALLAN VIC 3756	\$290,000	17-Jun-26
14 PERIWINKLE CRESCENT WALLAN VIC 3756	\$285,000	01-Apr-26

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: 17 August 2026



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**34 RICEFLOWER RISE WALLAN
VIC 3756**

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Sold Price

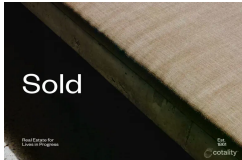
^{RS}

\$285,000

Sold Date **04-Aug-26**

Distance

3.71km



**24 RAIMENO ROAD WALLAN VIC
3756**

- - -

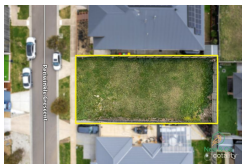
Sold Price

\$290,000

Sold Date **17-Jun-26**

Distance

2.42km



**14 PERIWINKLE CRESCENT
WALLAN VIC 3756**

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Sold Price

\$285,000

Sold Date **01-Apr-26**

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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