

## 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  
15 GROUNDBERRY AVENUE 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  \$645,000 &  \$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Wallan
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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
62 BOTANICAL AVENUE WALLAN VIC 3756	\$651,000	23-Jun-25
8 GROUNDBERRY AVENUE WALLAN VIC 3756	\$655,000	12-Oct-25
12 APPLEBERRY WAY WALLAN VIC 3756	\$655,000	30-May-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: 17 January 2026



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**62 BOTANICAL AVENUE WALLAN** Sold Price  
**VIC 3756**

4 2 2

**\$651,000** Sold Date **23-Jun-25**

Distance **0.1km**



**8 GROUNDBERRY AVENUE** Sold Price  
**WALLAN VIC 3756**

4 2 2

**\$655,000** Sold Date **12-Oct-25**

Distance **0.13km**



**12 APPLEBERRY WAY WALLAN** Sold Price  
**VIC 3756**

4 2 2

Sold Price

Sold Date **30-May-25**

Distance **0.21km**

**RS** = Recent sale **UN** = Undisclosed Sale

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