

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

1 QUEEN STREET 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Wallan

Period-from

01 Oct 2024

to

30 Sep 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

10/49 STANLEY STREET WALLAN VIC 3756	\$507,500	09-Oct-24
1/49 STANLEY STREET WALLAN VIC 3756	\$507,500	03-Jul-24
8/6 EDEN PLACE WALLAN VIC 3756	\$510,000	26-Sep-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: 21 October 2025



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10/49 STANLEY STREET WALLAN VIC 3756

3 2 1

Sold Price

\$507,500

Sold Date

09-Oct-24

Distance

0.55km

Ground Floor First Floor



49 Stanley Street Wallan

* Distances are approximate and for illustrative purposes only.

1/49 STANLEY STREET WALLAN VIC 3756

3 2 2

Sold Price

Sold Date

03-Jul-24

Distance

0.55km



8/6 EDEN PLACE WALLAN VIC 3756

3 2 -

Sold Price

^{RS} **\$510,000**

Sold Date

26-Sep-25

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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