

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

14 TIMOTHY COURT 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,250

Property type

House

Suburb

Wallan

Period-from

01 Jan 2025

to

31 Dec 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

18 MCLEOD COURT WALLAN VIC 3756	\$528,500	17-Mar-25
9 RICEFLOWER RISE WALLAN VIC 3756	\$510,000	03-Apr-25
32 TELOPEA AVENUE WALLAN VIC 3756	\$505,000	12-Dec-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: 20 January 2026



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18 MCLEOD COURT WALLAN VIC 3756

Sold Price

\$528,500

Sold Date

17-Mar-25

3 2 1

Distance

0.65km



9 RICEFLOWER RISE WALLAN VIC 3756

Sold Price

\$510,000

Sold Date

03-Apr-25

3 2 1

Distance

0.94km



32 TELOPEA AVENUE WALLAN VIC 3756

Sold Price

^{RS} **\$505,000**

Sold Date

12-Dec-25

3 2 2

Distance

2.05km

RS = Recent sale

UN = Undisclosed Sale

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