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 or locality and postcode	2 Rosella Way, Wallan Vic 3756

Indicative selling price

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

Single price $560,000

Median sale price

Median price $620,000 Property Type House Suburb Wallan

Period - From 27/03/2024 to 26/03/2025 Source Property Data

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
1	51 Watergum Way WALLAN 3756	$570,000	03/03/2025
2	47 Watergum Way WALLAN 3756	$565,000	27/01/2025
3	26 Batman Cr WALLAN 3756	$561,000	20/12/2024

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: 27/03/2025 14:23

2 Rosella Way, Wallan Vic 3756

Erhan Kalistu
(03) 9989 9575
0406 062 280
ErhanKalistu@jelliscraig.com.au



4 2 4

Property Type: House
Land Size: 393 sqm approx

Agent Comments

Indicative Selling Price
$560,000
Median House Price
27/03/2024 - 26/03/2025: $620,000

Comparable Properties



51 Watergum Way WALLAN 3756 (REI)

4 2 2

Price: $570,000
Method: Private Sale
Date: 03/03/2025
Property Type: House
Land Size: 528 sqm approx

Agent Comments



47 Watergum Way WALLAN 3756 (REI/VG)

4 2 2

Price: $565,000
Method: Private Sale
Date: 27/01/2025
Property Type: House
Land Size: 512 sqm approx

Agent Comments



26 Batman Cr WALLAN 3756 (REI/VG)

4 2 2

Price: $561,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 435 sqm approx

Agent Comments

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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