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	17 PRINCES CIRCUIT 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	$605,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$606,500	Property type	House	Suburb	Wallan
Period-from	01 Nov 2024	to	31 Oct 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
99 NEWBRIDGE BOULEVARD WALLAN VIC 3756	615000	24-Sep-25
12 HERNE STREET WALLAN VIC 3756	635000	21-Sep-25
17 ALCANTARA BOULEVARD WALLAN VIC 3756	615000	26-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: 06 November 2025

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99 NEWBRIDGE BOULEVARD WALLAN VIC 3756

4 2 2

Sold Price RS 615000 Sold Date **24-Sep-25**

Distance **0.86km**



12 HERNE STREET WALLAN VIC 3756

4 2 2

Sold Price RS 635000 Sold Date **21-Sep-25**

Distance **0.93km**



17 ALCANTARA BOULEVARD WALLAN VIC 3756

4 2 2

Sold Price 615000 Sold Date **26-May-25**

Distance **0.15km**

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

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