

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

1371 Bellarine Highway, Wallington Vic 3222

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,070,000 Property Type House Suburb Wallington

Period - From 24/03/2025 to 23/03/2026 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	265-271 Rhinds Rd WALLINGTON 3222	\$2,100,000	02/03/2026
2	13 Wattle Gr WALLINGTON 3222	\$2,330,000	05/11/2025
3	461-469 Wallington Rd WALLINGTON 3222	\$1,885,637	15/04/2025

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:

24/03/2026 13:05