

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 RICHMOND 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Wallan

Period-from

01 Jun 2025

to

31 May 2026

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

201 WALLARA WATERS BOULEVARD WALLAN VIC 3756	\$650,000	28-Mar-26
42 CASCADE AVENUE WALLAN VIC 3756	\$650,000	16-Apr-26
111 WALLARA WATERS BOULEVARD WALLAN VIC 3756	-	03-Jun-26

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: 23 June 2026


**201 WALLARA WATERS
BOULEVARD WALLAN VIC 3756**
 4  2  2

Sold Price

\$650,000

Sold Date **28-Mar-26**

Distance **0.32km**

**42 CASCADE AVENUE WALLAN
VIC 3756**
 4  2  2

Sold Price

Sold Date **16-Apr-26**

Distance **0.33km**

**111 WALLARA WATERS
BOULEVARD WALLAN VIC 3756**
 4  2  2

Sold Price

^{RS} ^{UN}

Sold Date **03-Jun-26**

Distance **0.33km**

8 RAM CIRCUIT WALLAN VIC 3756
 4  2  2

Sold Price

\$670,000

Sold Date **24-Mar-26**

Distance **0.34km**

**8 SILVAN STREET WALLAN VIC
3756**
 3  2  2

Sold Price

\$550,000

Sold Date **28-Mar-26**

Distance **0.36km**

**36 MILLAU STREET WALLAN VIC
3756**
 4  2  1

Sold Price

^{RS} **\$560,000**

Sold Date **12-Jun-26**

Distance **0.39km**
RS = Recent sale

UN = Undisclosed Sale

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**146 NEWBRIDGE BOULEVARD
WALLAN VIC 3756**
 4  2  -

Sold Price

\$305,000

Sold Date **30-Mar-26**

Distance

0.4km

**22 GREENVALE AVENUE WALLAN
VIC 3756**
 4  2  2

Sold Price

\$627,500

Sold Date **01-May-26**

Distance

0.44km

**10 DARTMOUTH STREET WALLAN
VIC 3756**
 4  2  2

Sold Price

^{RS} **\$570,000**

Sold Date **22-May-26**

Distance

0.5km

**20 BIXBY AVENUE WALLAN VIC
3756**
 4  2  2

Sold Price

^{RS} **\$590,000**

Sold Date **21-May-26**

Distance

0.51km

**30 MELVILLE AVENUE WALLAN
VIC 3756**
 5  2  2

Sold Price

^{RS} **\$737,000**

Sold Date **09-May-26**

Distance

0.51km

**8 ALCANTARA BOULEVARD
WALLAN VIC 3756**
 4  2  2

Sold Price

\$585,000

Sold Date **28-Apr-26**

Distance

0.61km
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UN = Undisclosed Sale

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**14 BELLADONNA CIRCUIT
WALLAN VIC 3756**
 4  2  2

Sold Price

\$687,500

Sold Date **08-Apr-26**

Distance

0.67km

**11 ALCANTARA BOULEVARD
WALLAN VIC 3756**
 4  2  2

Sold Price

\$575,000

Sold Date **04-May-26**

Distance

0.68km

**48 PRINCES CIRCUIT WALLAN VIC
3756**
 4  2  2

Sold Price

^{RS} **\$600,000**

Sold Date **05-Jun-26**

Distance

0.71km

**30 BELLADONNA CIRCUIT
WALLAN VIC 3756**
 4  2  2

Sold Price

\$675,000

Sold Date **21-Apr-26**

Distance

0.74km

**13 PRINCES CIRCUIT WALLAN VIC
3756**
 4  2  1

Sold Price

\$595,000

Sold Date **12-Apr-26**

Distance

0.75km

**15 PRINCES CIRCUIT WALLAN VIC
3756**
 4  2  1

Sold Price

^{RS} **\$595,000**

Sold Date **27-May-26**

Distance

0.76km
RS = Recent sale

UN = Undisclosed Sale

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**60 WALLARA WATERS
BOULEVARD WALLAN VIC 3756**
 4  2  2

Sold Price

\$715,000

Sold Date **02-May-26**

Distance

0.77km


Brand New Family Home: \$440 per week

**24 JUNIPERINA CIRCUIT WALLAN
VIC 3756**
 3  2  2

Sold Price

\$639,000

Sold Date **08-Apr-26**

Distance

0.77km
RS = Recent sale

UN = Undisclosed Sale

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