

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

36 LUCCA WAY 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Land

Suburb

Wallan

Period-from

01 May 2025

to

30 Apr 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

| | | |
|---|-----------|-----------|
| 259 HIDDEN VALLEY BOULEVARD WALLAN VIC 3756 | \$545,000 | 01-May-26 |
| 45 KNIGHT WAY WALLAN VIC 3756 | \$600,000 | 09-Jul-25 |
| 9 THEODORE COURT WANDONG VIC 3758 | \$495,000 | 01-Oct-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: 19 May 2026



**259 HIDDEN VALLEY BOULEVARD
WALLAN VIC 3756**

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Sold Price

RS

\$545,000

Sold Date

01-May-26

Distance

1.46km



**45 KNIGHT WAY WALLAN VIC
3756**

 -  -  -

Sold Price

\$600,000

Sold Date

09-Jul-25

Distance

0.16km



**9 THEODORE COURT WANDONG
VIC 3758**

 -  -  -

Sold Price

\$495,000

Sold Date

01-Oct-25

Distance

3.19km

RS = Recent sale

UN = Undisclosed Sale

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