

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

72-80 Swan Bay Road, Wallington Vic 3222

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Wallington

Period - From 28/07/2025

to

27/07/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2-20 Eloca Ct WALLINGTON 3222	\$1,600,000	26/05/2026
2	25 Homestead Av WALLINGTON 3222	\$1,700,000	08/05/2026
3	11-19 Caldwell Cr WALLINGTON 3222	\$1,735,000	05/02/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/07/2026 13:27



Property Type: Hobby Farm < 20 ha
Land Size: 21363 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,760,000
Median House Price
 28/07/2025 - 27/07/2026: \$2,100,000

Comparable Properties



2-20 Eloca Ct WALLINGTON 3222 (REI)

Agent Comments

6 3 11

Price: \$1,600,000
Method: Private Sale
Date: 26/05/2026
Property Type: Lifestyle Property (Rur)
Land Size: 12500 sqm approx



25 Homestead Av WALLINGTON 3222 (REI/VG)

Agent Comments

4 2 8

Price: \$1,700,000
Method: Private Sale
Date: 08/05/2026
Property Type: House
Land Size: 10198.09 sqm approx



11-19 Caldwell Cr WALLINGTON 3222 (REI)

Agent Comments

5 2 8

Price: \$1,735,000
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 12500 sqm approx

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