

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5 Lomandra Avenue, Wallan VIC 3756

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$550,000 & \$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$582,000 \*House ☒ \*Unit ☐ Suburb Wallan

Period - From 30/06/2024 to 1/7/2025 Source Realestate.com

### 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 |
|-----------------------------------------|---------|--------------|
| 26 Samson Brook Drive, Wallan, Vic 3756 | 580,000 | 3/07/2025    |
| 141A Raglan Street, Wallan, Vic 3756    | 700,000 | 10/06/2025   |
| 13 Adrian Circuit, Wallan, Vic 3756     | 646,850 | 5/06/2025    |

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.