

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

13 PRINCES CIRCUIT 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,250

Property type

House

Suburb

Wallan

Period-from

01 Jan 2025

to

31 Dec 2025

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

17 PRINCES CIRCUIT WALLAN VIC 3756	\$615,000	21-Nov-25
23 MANNAGUM DRIVE BEVERIDGE VIC 3753	\$650,000	07-Oct-25
65 PRINCES CIRCUIT WALLAN VIC 3756	\$600,000	17-Nov-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.~~

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Ally Guan

M 0411088198

E ally@winrealestate.com.au



17 PRINCES CIRCUIT WALLAN VIC 3756

4 2 1

Sold Price

\$615,000

Sold Date

21-Nov-25

Distance

0.02km



23 MANNAGUM DRIVE BEVERIDGE VIC 3753

4 2 1

Sold Price

\$650,000

Sold Date

07-Oct-25

Distance

6.97km



65 PRINCES CIRCUIT WALLAN VIC 3756

4 2 1

Sold Price

\$600,000

Sold Date

17-Nov-25

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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