

## 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 2-20 Eloca Court, Wallington Vic 3222  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000 & \$1,925,000

### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,977,819</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Wallington</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">19/01/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">18/01/2026</span>	Source	<span style="border: 1px solid black; padding: 2px;">Property Data</span>

### 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
1	2 Taliska Ct WALLINGTON 3222	\$1,875,000	08/07/2025
2	25 Homestead Av WALLINGTON 3222	\$1,750,000	01/06/2025
3	461 Wallington Rd WALLINGTON 3222	\$1,885,638	15/04/2025

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:

19/01/2026 12:53