

# 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

17 Ficus Circuit, Wallan VIC 3756

### Indicative selling price

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

Range between

\$590,000

&

\$620,000

### Median sale price

Median price

\$610,000

Property Type

House

Suburb

Wallan

Period - From

24/08/2025

to

23/02/2026

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12 Silvan Street Wallan VIC	\$620,000	20/12/2025
7 Balmain Circuit Wallan VIC	\$605,000	17/11/2025
22 Princes Circuit Wallan VIC	\$600,000	15/10/2025

This Statement of Information was prepared on:

24/02/2026