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

Single price $589,950

Median sale price

Median price $615,000 Property Type House Suburb Wallan

Period - From 16/10/2025 to 15/04/2026 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
6 Silvan Street Wallan VIC	$600,000	23/10/2025
10 Foxtail Circuit Wallan VIC	$575,000	18/02/2026
10 Bosphorus Street Wallan VIC	$591,888	10/02/2026

This Statement of Information was prepared on: 16/04/2026