



Zirky Real Estate Pty Ltd Lot WR1, West St Falls Development, Falls Creek VIC 3699

www.zirkyrealestate.com.au ABN 25096650789 Licensed REIV Members

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale

Address, including Suburb, Locality and Postcode

Snowy Rover, 1, 19 Horseshoe Circle, Dinner Plain, VIC 3898

Indicative selling price

Single price \$695,000

Median sale price

Median price \$713,000

House ☒

Suburb
or locality Dinner Plain

Period - From January 2025 to January 2026

Source Realestate.com

Comparable property sales : These are the three properties sold within two 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
10 Heritage Chalets: (1 Bedroom Chalet)	\$615,000	April 2025
3 Sundew Lane : (1 Bedroom Chalet)	\$660,000	Dec 2025
6 Reedy Creek Lane: (3 Bedroom Apt)	\$700,000	Jan 2026

2nd February 2026