

WR1 West St Falls Development, Falls Creek VIC 366 www.zirkyrealestate.com.au

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 or	1/8 Gavan Street, Bright VIC 3741
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$825,000

Median sale price

Median price	\$1,030,000		Property typ	pe House	House		Bright
Period - From	Nov 2024	То	Oct 2025	Source	Realestate.c	com.au	

Comparable property sales

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
6 Alpine View Ave, Bright	\$850,000	19 Jan 25
2. 1 Pioneer Lane, Bright	\$830,000	14 Jan 25
3. 45 Hawthorn Lane, Bright	\$901,000	20 May 24

This Statement of Information was prepared on:	23 Nov 2025

