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

Snowgums 17, Dinner Plain, VIC 3898

Indicative selling price

Single price	$550,000

Median sale price

Median price	$1,100,000	Apt	X	Suburb or locality	Dinner Plain
Period - From	July 2025	to	July 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
1. Snowgums 3 **Sold By Zirky Real Estate (2 Bed Apt)**	$470,000	June 2026
2. Snowgums 7 **Sold By Zirky Real Estate (2 Bedroom Apt)**	$490,000	March 2026
3. 24 Drybone Lane **Sold By Zirky Real Estate (3 Bed Chalet)**	$820,000	May 2026

Prepared July 16th 2026