



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 locality and postcode
Cedarwood 4, 11 Schuss Street, Falls Creek, VIC, 3699

Indicative selling price

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

Single price \$375,000

Median sale price

Median price \$401,333.33 Property type *Studio Apartment* Suburb Falls Creek

Period - From 28/04/2024 to 28/10/2025 Source Agency Data

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
1 Studio West, Frueauf Village, 4 Schuss Street, Falls Creek, VIC 3699	\$420,000	27/05/2025
2 Huski 202, 3 Sitzmark Street, Falls Creek, VIC 3699	\$399,000	27/11/2024
3 Cedarwood 14, 11 Schuss Street, Falls Creek, VIC 3699	\$385,000	06/05/2024

This Statement of Information was prepared on: 28/10/2025