



# ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366

[www.zirkyrealestate.com.au](http://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  
locality and postcode

Outside Edge 4, Hotplate Drive, 3741

#### Indicative selling price

Price \$1,650,000

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

#### Median sale price

Median price

NO DATA

Property type

Residential

Suburb

Mt Hotham

Period - From

NO DATA

to

NO DATA

Source

Realestate.com.au

#### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 11<sup>th</sup> September 2025