



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
locality and postcode

Outside Edge 4

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price

No Data

Property type

Townhouse

Suburb

Mount Hotham

Period - From

January
2025

to

August 2026

Source

Realestate.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
1. 6a Skyline Terrace (5 Bedroom with garage)	\$2,800,000	May 2026
2. Absolut 4 (2 Bedroom with undercover parking)	\$860,000	August 2026
3. Lachen Le Chute (3 Bedroom no parking)	\$975,000	July 2026

This Statement of Information was prepared on: 20th August 2026