ZIRKY REAL ESTATE

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	Schnapps Apt 5

Indicative selling price

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

Single price	$795,000

Median sale price

Median price	No Data	Property type	*Apartment*	Suburb	Mount Hotham
Period - From	Jan 2025	to	Jan 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. Zirkys 202 (2 Bedroom) sold by Zirky Real Estate	$715,000	Sept 2025
2. Chalet Hotham 1 (2 Bedroom) sold by Zirky Real Estate	$750,000	Oct 2025
3. Schnapps 3 (2 Bedroom no Parking) sold by Zirky Real Estate	$590,000	Jan 2026

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