

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

Arlberg 531, Mt Hotham, 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$325,000

Median sale price

Median price	No Data	u	ınit X	Suburb or locality Mou	nt Hotham
Period - From	1.3.2024	to	25.9.25	Source	Realestate.com

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*.

Prepared 25th September 2025