



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

Snowdrop, 54 Big Muster Drive, Dinner Plain, 3898

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$797,500 Property type House Suburb Dinner Plain

Period - From March 2025 to March 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. 24 Halter Lane | \$1,200,000 | Feb 2026 |
| 2. 30 Horsehair Bend | \$835,000 | Feb 2026 |
| 3. 6 Mt Elizabeth Road | \$762,000 | Feb 2026 |

This Statement of Information was prepared on: 17th March 2026