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

63 Big Muster Drive, Dinner Plain, VIC 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	$825,000

Median sale price

(*Delete house or unit as applicable)

Median price	No Data	House	X	Suburb or locality	Dinner Plain
Period - From	January 2024	to	June 2025	Source	Realestate.com

Comparable property sales : These are the three properties sold within two 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. 4 Sundew Lane **(4 Bedroom Chalet)**	$795,000	March 2025
2. 10 Heritage Chalet : **(1 Bedroom Chalet)**	$615,000	April 2025
3. 24 Horsehair Bend: **(3 Bedroom Chalet)**	$1,100,000	September 2024

Prepared 11th June 2025