



WR1 West St Falls Development, Falls Creek VIC 366

[www.zirkyrealestate.com.au](http://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

Razorback 7

### Indicative selling price

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

Single price \$685,000

### Median sale price

Median price

No Data

Property type

Townhouse

Suburb

Mount Hotham

Period - From

July 2025

to

September  
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. Apt 5 Schnapps (2 Bedroom) sold by Zirky Real Estate  | \$745,000 | June 2026    |
| 2. Absolut 4 (1 Bedroom) sold by Zirky Real Estate       | \$860,000 | August 2026  |
| 3. Lachen Le Chute (3 Bedroom) sold by Zirky Real Estate | \$975,000 | July 2026    |

This Statement of Information was prepared on: 7<sup>th</sup> September 2026