



Zirky Real Estate Pty Ltd Lot WR1, West St Falls Development, Falls Creek VIC 3699

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

Woollybutt 7, Dinner Plain, VIC 3898

### Indicative selling price

Single price \$540,000

### Median sale price

Median price \$713,000

Apt X

Suburb  
or locality Dinner Plain

Period - From January 2025 to January 2026

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 |
|------------------------------------------------|-----------|--------------|
| 10 Heritage Chalets: <b>(1 Bedroom Chalet)</b> | \$615,000 | April 2025   |
| 3 Sundew Lane : <b>(1 Bedroom Chalet)</b>      | \$660,000 | Dec 2025     |
| 6 Reedy Creek Lane: <b>(3 Bedroom Apt)</b>     | \$700,000 | Jan 2026     |

Prepared 27<sup>th</sup> January 2026