



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

Chalet Hotham 8

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$295,000

Median sale price

Median price No Data

Apt X

Suburb
or locality Mount Hotham

Period - From 1.07.2025 to 29.07.2026

Source Realestate.com

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 12 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. White Crystal 209 (1 bed Bedroom) Sold By Zirkys	\$520,000	June 2026
2. Higgi Apt 5 (1 bedroom) Sold By Zirkys	\$380,000	February 2026
3. Chalet Hotham 1 (2 Bedroom) Sold By Zirkys	\$750,000	October 2025

This document was prepared on 27th July 2026