



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

Apt 5, 1750

Indicative selling price

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

Single price \$840,000

Median sale price

Median price

No Data

Property type

Apartment

Suburb

Mount Hotham

Period - From

Jan 2025

to

Jan 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 10, 1750 (3 Bedroom) sold by Zirky Real Estate	\$840,000	Dec 2025
2. Apt 3, 1750 (3 Bedroom) sold by Zirky Real Estate	\$900,000	Sept 2025
3. Outside Edge 4 (4 Bedroom) sold by Zirky Real Estate	\$1,560,000	Jan 2026

This Statement of Information was prepared on: 2nd Jan 2026