



## 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

Central Penthouse, Frueauf Village, 4 Schuss Street, Falls Creek, Victoria, 3699
--

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$865,000
-----------

#### Median sale price

Median price

\$722,333.33
--------------

Property type

2-3 Bedroom apartment with Management Agreement
--

Suburb

Falls Creek
-------------

Period - From

01/02/2024
------------

to

01/07/2025
------------

Source

Agency Data
-------------

#### Address of comparable property

#### Price

#### Date of sale

St Falls E407, 17 Bogong High Plains Road, Falls Creek, Victoria (Managed 3 Bed, 2 Bath, 97sqm)	\$840,000	17/01/2025
Altitude Apartment 8, 27 Falls Creek Road, Falls Creek, Victoria (2 Bed, 1 Bath, 66sqm)	\$760,000	16/12/2024
Cedarwood 11 & 11a, 11 Schuss Street, Falls Creek, Victoria (2 Bed, 2 Bath, 51.79sqm)	\$567,000	21/02/2024

This Statement of Information was prepared on:

01/07/2025
------------