



## 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

Studio West, Frueauf Village, 4 Schuss Street, Falls Creek, Victoria, 3699

#### Indicative selling price

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

Single price \$435,000

#### Median sale price

Median price

\$450,333.33

Property type

Studio-1/2  
Bedroom

Suburb

Falls Creek

Period - From

04/11/2023

to

04/04/2025

Source

Agency Data

#### Address of comparable property

#### Price

#### Date of sale

Huski 202, 3 Sitzmark Street, Falls Creek, Victoria (Studio, 33 sqm)	\$399,000	27/11/2024
Cedarwood 14, 11 Schuss Street, Falls Creek (Studio, 33.78 sqm)	\$385,000	06/05/2024
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: 04/04/2025