



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

63 Big Muster Drive, Dinner Plain, VIC 3898

### Indicative selling price

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

(\*Delete single price or range as applicable)

Single price \$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median price No Data

House ☒

Suburb  
or locality Dinner Plain

Period - From January 2024 to June 2025

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   |
|---|-------------|----------------|
| 1. 4 Sundew Lane ( <b>4 Bedroom Chalet</b> )        | \$795,000   | March 2025     |
| 2. 10 Heritage Chalet : ( <b>1 Bedroom Chalet</b> ) | \$615,000   | April 2025     |
| 3. 24 Horsehair Bend: ( <b>3 Bedroom Chalet</b> )   | \$1,100,000 | September 2024 |

Prepared 11<sup>th</sup> June 2025