



# ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366

[www.zirkyrealestate.com.au](http://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

46 Rangeview Drive, Myrtleford VIC 3737

#### 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

\$900,000

#### Median sale price

Median price

\$625,000

Property type

House

Suburb

Myrtleford

Period - From

Jan 2025

To

Dec 2025

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. 27 Rangeview Drive, Myrtleford	\$1,065,000	Oct 25
2. 50 Rangeview Drive, Myrtleford	\$775,000	Oct 25
3. 2 Eliza Way, Myrtleford	\$940,000	Sep 25

This Statement of Information was prepared on: 26 Jan 2026