



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
46 Rangeview Drive, Myrtleford VIC 3737

Indicative selling price

For the meaning of this price see 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