



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

1/8 Gavan Street, Bright VIC 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$799,000

Median sale price

Median price \$1,030,000

Property type House

Suburb Bright

Period - From Nov 2024

To

Oct 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. 6 Alpine View Ave, Bright | \$850,000 | 19 Jan 25 |
| 2. 1 Pioneer Lane, Bright | \$830,000 | 14 Jan 25 |
| 3. 45 Hawthorn Lane, Bright | \$901,000 | 20 May 24 |

This Statement of Information was prepared on: 23 Nov 2025 Updated: 16 Apr 2026