



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 Spion Kopje 2, 13 Falls Creek Road, Falls Creek, Victoria, 3699

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$950,000

Median sale price

Median price \$995,000

Property type

Unmanaged 3
bedroom apartment

Suburb

Falls Creek

Period - From

17/01/2025

to

17/06/2026

Source

Agency Data

Address of comparable property

Price

Date of sale

Schuski 5, 3 Schuss, Falls Creek, Victoria (3 Bed, 1Bath, 100.1sqm)	\$830,000	03/02/2026
The Village Hub Apt 1, 8 Falls Creek Road, Falls Creek Victoria, (3 Bed, 2 Bath, 188.3sqm)	\$1,200,000	27/11/2025
Edelweiss 2, 3 Christie Street, Falls Creek, Victoria (3 Bed, 2 Bath, 97.7 sqm)	\$995,000	21/10/2025

This Statement of Information was prepared on: 17/06/2026