



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

Arlberg 432, Mount Hotham 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

\$145,000

Median sale price

Median price

No Data

Property type

Apartment

Suburb

Mount Hotham

Period - From

Jan 2026

to

August 2026

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. Arlberg 115 (Studio) sold by Zirky Real Estate	\$172,500	June 2026
2. Arlberg 521 (Studio) sold by Zirky Real Estate	\$169,000	June 2026
3. Arlberg 212 (Studio) sold by Zirky Real Estate	\$180,000	June 2026

This Statement of Information was prepared on: 31st August 2026