Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	Lot 413 - Munro Drive, Charlemont, 3217

Indicative selling price

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

Single price	$ 415,000	or range between		&

Median sale price

Median price	$ 351,000	Property type	Vacant Land	Suburb	Charlemont
Period - From	1/07/2025	to	30/09/2025	Source	Oliver Hume

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 Lot 633 - Frangipani Avenue, Charlemont,	$ 401,500	24/03/2025
2 Lot 631 - Frangipani Avenue, Charlemont,	$ 394,000	30/08/2025
3 Lot 502 - Harriot Road, Charlemont, 3217	$ 389,000	1/07/2025

This Statement of Information was prepared on: 11 Jun 2026