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 435 - Boundary Road, Charlemont, 3217

Indicative selling price

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

Single price	$ 469,000	or range between		&

Median sale price

Median price	$ 356,000	Property type	Vacant Land	Suburb	Charlemont
Period - From	1/01/2026	to	31/03/2026	Source	Oliver Hume

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 03 Jul 2026