

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

44 Scullin Road, Charlemont VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$690,000

&

\$730,000

### Median sale price

Median price

\$600,000

Property Type

House

Suburb

Charlemont

Period - From

04/02/2025

to

03/08/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
41-43 Giovanni Drive Charlemont VIC 3217	\$723,000	23/06/2025
20 Jimmy Street Charlemont VIC 3217	\$742,000	04/04/2025
10 Ashfield Drive Charlemont VIC 3217	\$706,000	07/04/2025

This Statement of Information was prepared on:

04/08/2025