

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 801 - , Charlemont, 3217

Indicative selling price

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

Single price

\$ 408,500

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

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 422 - Munro Drive, Charlemont,	\$ 400,000	11/07/2026
2 Lot 414 - Munro Drive, Charlemont, 3217	\$ 398,000	24/04/2026
3 Lot 502 - Harriot Road, Charlemont, 3217	\$ 389,000	1/07/2025

This Statement of Information was prepared on:

28 Jul 2026