Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | Lot 434 - Boundary Road, Charlemont, 3217 |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| Single price | $ 414,000 | or range between | | & |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ 367,000 | Property type | Vacant Land | Suburb | Charlemont |
| Period - From | 1/10/2025 | to | 31/12/2025 | Source | Oliver Hume |

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 5235 - Inlet Drive, Mount Duneed, 3217 | $ 415,900 | 1/03/2026 |
| 2 Lot 3536 - Unity Drive, Mt Duneed, 3217 | $ 419,900 | 27/01/2026 |
| 3 Lot 3512 - Voyage Street, Mount Duneed, 3217 | $ 429,900 | 1/04/2026 |

This Statement of Information was prepared on: 25 Jun 2026