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	21 Italianate Street, Charlemont VIC 3217

Indicative selling price

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

Range between $610,000 & $671,000

Median sale price

Median price $632,500 Property Type House Suburb Charlemont

Period - From 09/08/2025 to 08/02/2026 Source Cotality™

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
43 Mollyan Avenue, Charlemont	$590,000	28/01/2026
186 Sparrovale Road, Charlemont	$600,000	05/11/2025
6 Italianate Street, Charlemont	$646,000	16/08/2025

This Statement of Information was prepared on: 09/02/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

21 Italianate Street, Charlemont VIC 3217

3 2 1

Property Type: House
Josh Carter
03 5246 4300
0411 462 936
jcarter@buxton.com.au
Indicative Selling Price
$610,000 - $671,000
Median House Price
Year ending February 2026: $632,500

Comparable Properties

43 Mollyan Avenue, Charlemont

0 0 0

Price: $590,000
Date: 28/01/2026
Property Type:
Land Size:

186 Sparrovale Road, Charlemont

0 0 0

Price: $600,000
Date: 05/11/2025
Property Type:
Land Size:

6 Italianate Street, Charlemont

0 0 0

Price: $646,000
Date: 16/08/2025
Property Type:
Land Size:

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