Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	16 Jimmy Street, Charlemont VIC 3217

Indicative selling price

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

Range between $649,000 & $689,000

Median sale price

Median price $638,000 Property Type House Suburb Charlemont

Period - From 29/01/2026 to 28/07/2026 Source Cotality™

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
16 Barbra Drive Charlemont VIC 3217	$645,000	08/04/2026
12 Crestview Street Charlemont VIC 3217	$650,000	07/05/2026
60 Giovanni Drive Charlemont VIC 3217	$668,500	18/06/2026

This Statement of Information was prepared on: 29/07/2026