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 or locality and postcode	24 Codrington Street, Charlemont Vic 3217

Indicative selling price

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

Range between $635,000 & $670,000

Median sale price

Median price $650,000 Property Type House Suburb Charlemont

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 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	14 Baelish Dr CHARLEMONT 3217	$670,000	14/06/2026
2	13 Sandor Tce CHARLEMONT 3217	$650,000	21/04/2026
3	59 Arnold Cirt CHARLEMONT 3217	$660,000	20/03/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 09/07/2026 15:25

24 Codrington Street, Charlemont Vic 3217

JellisCraig



3 2 2

Property Type: House
Land Size: 373 sqm approx

Agent Comments

Indicative Selling Price
$635,000 - $670,000
Median House Price
June quarter 2026: $650,000

Comparable Properties



14 Baelish Dr CHARLEMONT 3217 (REI/VG)

3 2 2

Price: $670,000
Method: Private Sale
Date: 14/06/2026
Property Type: House (Res)
Land Size: 392 sqm approx

Agent Comments



13 Sandor Tce CHARLEMONT 3217 (REI/VG)

3 2 2

Price: $650,000
Method: Private Sale
Date: 21/04/2026
Property Type: House
Land Size: 354 sqm approx

Agent Comments



59 Arnold Cirt CHARLEMONT 3217 (REI/VG)

3 2 2

Price: $660,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 340 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

REIV THE DIFFERENCE

propertydata.com.au

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