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	44 Hilltop Drive, Charlemont VIC 3217

Indicative selling price

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

Range between $675,000 & $725,000

Median sale price

Median price $638,000 Property Type House Suburb Charlemont

Period - From 07/01/2026 to 07/07/2026 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
7 Stones Street Charlemont VIC 3217	$700,000	15/01/2026
36 Swanburra Drive Charlemont VIC 3217	$680,000	21/04/2026
22 Lismore Street Armstrong Creek VIC 3217	$710,000	30/01/2026

This Statement of Information was prepared on: 08/07/2026