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<br>Including suburb and postcode | 37 CHARLTON PLACE EASTWOOD VIC 3875 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Single Price | $649,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $620,000 | Property type | House | Suburb | Eastwood |
| Period-from | 01 Aug 2024 | to | 31 Jul 2025 | 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 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 |
|---|---|---|
| 15 BALMORAL CRESCENT EASTWOOD VIC 3875 | $595,000 | 03-Oct-24 |
| 3 CHARLTON PLACE EASTWOOD VIC 3875 | $720,000 | 08-Aug-24 |
| 3A BALMORAL CRESCENT EASTWOOD VIC 3875 | $610,000 | 25-Mar-25 |

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: 25 August 2025

OBrien Real Estate

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**15 BALMORAL CRESCENT EASTWOOD VIC 3875**

3 2 3

Sold Price **$595,000** Sold Date **03-Oct-24**

Distance **0.1km**

Notes from your agent

A very neat three bedroom, two bathroom home built in 2000 and in its original condition. Has a small shed, and established gardens.



**3 CHARLTON PLACE EASTWOOD VIC 3875**

3 2 3

Sold Price **$720,000** Sold Date **08-Aug-24**

Distance **0.07km**

Notes from your agent

A well appointed three bedroom two bathroom home. Has established gardens, a shed and backs on to a reserve.



**3A BALMORAL CRESCENT EASTWOOD VIC 3875**

4 2 4

Sold Price **$610,000** Sold Date **25-Mar-25**

Distance **0.24km**

Notes from your agent

Located next door to Lucknow Primary School. A four bedroom, two bathroom home in original condition. Established gardens, veranda around the home and access via the garage to the backyard.



**38 CHARLTON PLACE EASTWOOD VIC 3875**

4 2 3

Sold Price **$620,000** Sold Date **18-Mar-25**

Distance **0.03km**

**RS** = Recent sale **UN** = Undisclosed Sale

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