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	35 Albany Way, Charlemont VIC 3217

Indicative selling price

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

Range between $590,000 & $610,000

Median sale price

Median price $630,000 Property Type House Suburb Charlemont

Period - From 25/05/2025 to 24/11/2025 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 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
54 Havant Circuit Charlemont VIC 3217	$600,000	08/10/2025
11 Mollyan Avenue Charlemont VIC 3217	$602,500	01/10/2025
8 Arnold Circuit Charlemont VIC 3217	$600,000	26/09/2025

This Statement of Information was prepared on: 25/11/2025