## Statement of Information

## Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sale | <b>Propert</b> | offered | for | sale |
|---------------------------|----------------|---------|-----|------|
|---------------------------|----------------|---------|-----|------|

Address 19 LILLROSE DRIVE CHARLEMONT VIC 3217 Including suburb and postcode Indicative selling price Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable) or range \$740,000 \$780,000 Single Price & between Median sale price (\*Deletehouseorunit as applicable) \$630,000 House Charlemont Property type Median Price Suburb 01 Oct 2024 30 Sep 2025 Cotality Period-from

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

These arethe threepropertiessoldwithinfivekilometresof theproperty 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 |
|-------------------------------------|-----------|--------------|
| 44 SCULLIN ROAD CHARLEMONT VIC 3217 | \$710,000 | 21-Aug-25    |
| 5 NORTON PARADE CHARLEMONT VIC 3217 | \$745,000 | 01-Sep-25    |
| 37 SCULLIN ROAD CHARLEMONT VIC 3217 | \$780,000 | 30-Jun-25    |

## OR

В\* 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: 21 October 2025

Source







44 SCULLIN ROAD CHARLEMONT Sold Price VIC 3217

<sup>RS</sup> \$710,000 Sold Date 21-Aug-25

Distance

0.72km



5 NORTON PARADE CHARLEMONT Sold Price VIC 3217

\$745,000 Sold Date 01-Sep-25

Distance

0.57km



37 SCULLIN ROAD CHARLEMONT Sold Price VIC 3217

\$780,000 Sold Date 30-Jun-25

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₾ 2

€ 2 € 2 Distance

0.67km

RS= Recent sale

UN= Undisclosed Sale

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