

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

22 AUDREY STREET CHARLEMONT VIC 3217

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,500

Property type

House

Suburb

Charlemont

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1B KESTREL PLACE OCEAN GROVE VIC 3226	\$1,030,000	26-Nov-24
23 CRANE COURT OCEAN GROVE VIC 3226	\$1,150,000	18-Oct-24
92 FRASER CRESCENT OCEAN GROVE VIC 3226	\$1,195,000	05-Dec-24

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: 11 June 2025



1B KESTREL PLACE OCEAN GROVE VIC 3226

Sold Price

\$1,030,000

Sold Date

26-Nov-24



3



2



1

Distance

15.61km



23 CRANE COURT OCEAN GROVE VIC 3226

Sold Price

\$1,150,000

Sold Date

18-Oct-24



3



2



2

Distance

15.73km



92 FRASER CRESCENT OCEAN GROVE VIC 3226

Sold Price

\$1,195,000

Sold Date

05-Dec-24



4



3



2

Distance

15.32km

RS = Recent sale

UN = Undisclosed Sale

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