

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 or
locality and postcode

51 CHARLES ROAD BIRDWOODTON VIC 3505

Indicative selling price

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

Single price

\$

or range between

\$500,000

&

\$550,000

Median sale price

Median price

\$414,250

Property type

Suburb

Period - From

1 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales

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

31 REILLY STREET MERBEIN VIC 3505	\$500,000	01-Jun-24
5 MCEDWARD STREET BIRDWOODTON VIC 3505	\$470,000	01-Oct-25
227 CHANNEL ROAD MERBEIN VIC 3505	\$560,000	04-Sep-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: 17 October 2025