

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

16 BARBRA DRIVE 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Charlemont

Period-from

01 Mar 2025

to

28 Feb 2026

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

99 GREYJOY ROAD CHARLEMONT VIC 3217	\$615,000	23-Sep-25
41 FLANNERY CIRCUIT CHARLEMONT VIC 3217	\$605,000	19-May-25
13 HOMELAND WAY ARMSTRONG CREEK VIC 3217	\$635,000	30-Jul-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: 18 March 2026



99 GREYJOY ROAD CHARLEMONT VIC 3217

 3  2  1

Sold Price

\$615,000

Sold Date

23-Sep-25

Distance

0.97km



41 FLANNERY CIRCUIT CHARLEMONT VIC 3217

 3  2  1

Sold Price

\$605,000

Sold Date

19-May-25

Distance

1.32km



13 HOMELAND WAY ARMSTRONG CREEK VIC 3217

 3  2  1

Sold Price

\$635,000

Sold Date

30-Jul-25

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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