

# 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

13 Sandor Terrace, Charlemont VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$620,000

&

\$650,000

### Median sale price

Median price

\$630,000

Property Type

House

Suburb

Charlemont

Period - From

23/09/2025

to

22/03/2026

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 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 |
|-----------------------------------------|-----------|--------------|
| 28 Lillrose Drive Charlemont VIC 3217   | \$630,000 | 12/11/2025   |
| 63 Arnold Circuit Charlemont VIC 3217   | \$650,000 | 24/09/2025   |
| 19 Palladian Avenue Charlemont VIC 3217 | \$625,000 | 10/02/2026   |

This Statement of Information was prepared on:

23/03/2026