

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

24 Codrington Street, Charlemont Vic 3217

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Charlemont

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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
1	91 Inglenook Cirt ARMSTRONG CREEK 3217	\$725,000	03/04/2026
2	31 Killarney Av GROVEDALE 3216	\$705,000	03/02/2026
3	20 Chamberlain Dr ARMSTRONG CREEK 3217	\$680,000	13/01/2026

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:

22/05/2026 15:47



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Property Type: Land
Land Size: 372 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
March quarter 2026: \$705,000

Comparable Properties



91 Inglenook Cirt ARMSTRONG CREEK 3217 (REI)

Agent Comments

3 2 2

Price: \$725,000
Method: Private Sale
Date: 03/04/2026
Property Type: House
Land Size: 350 sqm approx



31 Killarney Av GROVEDALE 3216 (REI/VG)

Agent Comments

3 2 2

Price: \$705,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 367 sqm approx



20 Chamberlain Dr ARMSTRONG CREEK 3217 (REI/VG)

Agent Comments

3 2 2

Price: \$680,000
Method: Private Sale
Date: 13/01/2026
Property Type: House
Land Size: 336 sqm approx

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