

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 CHARMAN AVENUE EMERALD VIC 3782

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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,250

Property type

House

Suburb

Emerald

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

8 NOBELIUS STREET EMERALD VIC 3782	\$865,000	02-Oct-25
21 EMERALD LAKE ROAD EMERALD VIC 3782	\$920,000	04-Nov-25
30 NOBELIUS STREET EMERALD VIC 3782	\$930,000	22-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 November 2025

Riley Nicholas
P 59684522
M 0488501218
E rnicholas@barryplant.com.au



8 NOBELIUS STREET EMERALD VIC 3782

Sold Price

^{RS}

\$865,000

Sold Date

02-Oct-25

 3

 2

 2

Distance

0.78km



**21 EMERALD LAKE ROAD
EMERALD VIC 3782**

Sold Price

^{RS}

\$920,000

Sold Date

04-Nov-25

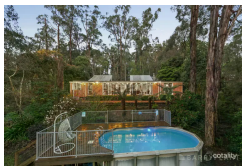
 3

 2

 -

Distance

1.37km



**30 NOBELIUS STREET EMERALD
VIC 3782**

Sold Price

^{RS}

\$930,000

Sold Date

22-Oct-25

 4

 2

 -

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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