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	47 GILROY CRESCENT 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	$445,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$334,500	Property type	Land	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
8 KRAMER WAY CHARLEMONT VIC 3217	$473,000	09-Sep-25
21 AMPHITRITE WAY ARMSTRONG CREEK VIC 3217	$465,000	16-Nov-25
46 HARRIOTT ROAD ARMSTRONG CREEK VIC 3217	$489,000	13-Oct-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: 12 March 2026

Alycia Baines
P 5221 4011
M 0411 845 670
E abaines@barryplant.com.au



8 KRAMER WAY CHARLEMONT VIC 3217 Sold Price **$473,000** Sold Date **09-Sep-25**

- - - Distance **1.25km**



21 AMPHITRITE WAY ARMSTRONG CREEK VIC 3217 Sold Price **$465,000** Sold Date **16-Nov-25**

4 2 - Distance **1.62km**



46 HARRIOTT ROAD ARMSTRONG CREEK VIC 3217 Sold Price **$489,000** Sold Date **13-Oct-25**

- - - Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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