

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

48 BAELISH DRIVE , CHARLEMONT

Indicative selling price

\$699,000- \$ 760,000

Median selling price

Median

\$645,000

Property
type

HOUSE

Suburb

CHARLEMONT

Period
From

1 JULY 2025

To

30 JUNE 2026

Source

PRICEFINDER

Comparable property sales

24 BRAMLEY AVENUE, CHARLEMONT, VIC 3217

\$700,000

21/05/2026

5 VANDELAY AVENUE, CHARLEMONT, VIC 3217

\$770,000

12/05/2026

7 HAVANT CIRCUIT, CHARLEMONT, VIC 3217

\$750,000

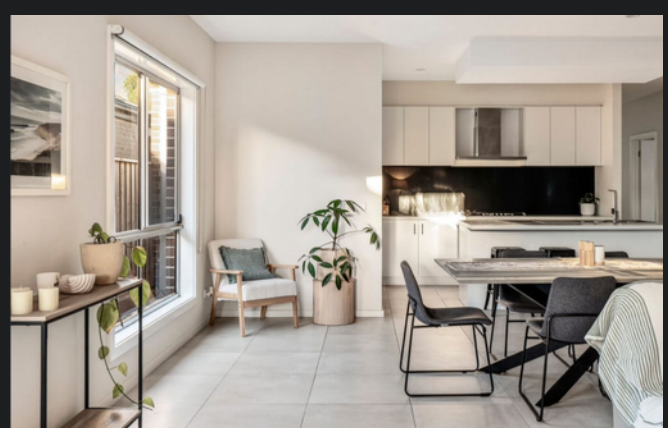
20/04/2026



24 BRAMLEY AVENUE, CHARLEMONT, VIC 3217
437m² | Sold May 2026 | \$700,000



5 VANDELAY AVENUE, CHARLEMONT
390m² | Sold May 2026 | \$770,000



7 HAVANT CIRCUIT, CHARLEMON
400m² | Sold April 2026 | \$750,000