

## 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  
11 TYWIN STREET 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  or range between  \$649,000 &  \$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Charlemont
Period-from <input type="text"/> 01 Oct 2024	to <input type="text"/> 30 Sep 2025	Source <input type="text"/> 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
14 ROTUNNO DRIVE CHARLEMONT VIC 3217	\$665,000	03-Jul-25
6 YILDIZ STREET CHARLEMONT VIC 3217	\$655,000	18-Jun-25
39 FROST DRIVE CHARLEMONT VIC 3217	\$670,000	05-May-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: 31 October 2025