

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property address	145 Harriott Road, Charlemont VIC 3217
Indicative selling price	\$4,500,000
Property type	House with development potential
Property details	4 bedrooms 2 bathrooms 2 car spaces Land size 2.39 ha (23,900 sqm approx.)

Comparable property sales

Because this holding is an atypical large-format site with clear future development appeal, directly comparable nearby sales are limited. The sales below are the closest relevant transactions identified for large lifestyle/development-style holdings in the broader Geelong growth corridor.

Address	Sale price	Sale date	Property details
522-550 Grubb Road, Wallington VIC 3222	\$4,500,000	17 Oct 2025	4 bed, 4 bath, 3 car, 10.12 ha
271-279 Bawtree Road, Leopold VIC 3224	\$1,540,000	21 May 2025	4 bed, 2 bath, 3 car, 2.11 ha
97 Harriott Road, Charlemont VIC 3217	\$1,340,000	2024	4 bed, 2 bath, 2 car, 2.2274 ha

Agent statement

The indicative selling price stated above reflects the vendor's current pricing position for this property having regard to the site's scale, existing dwelling, and its development potential, subject to all usual approvals and purchaser due diligence.

Prepared by

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Prepared for listing use in Victoria

Important: This draft has been prepared from currently available public property data and the instructions provided. Because the site is unusual and comparable sales are limited, the agent should review the final comparable sales and price guide before upload to ensure full Victorian compliance.