

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 or
locality and postcode

10 Armstrong Street, Charlton Vic 3525

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$420,000 - \$450,000

Median sale price

Median price \$320,000

Property type House

Suburb Charlton

Period - From March, 2025

to February, 2026

Source Realestate.com.au

Comparable property sales

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: 10/03/2026