

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 21 Armstrong Street, Charlton, Vic 3525

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$485,000 - \$500,000

**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: 03/03/2026