

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

44 CHARLES STREET JEPARIT VIC 3423

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$145,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$181,500

Property type

House

Suburb

Jeparit

Period-from

01 Mar 2025

to

28 Feb 2026

Source

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

| | | |
|-------------------------------------|-----------|-----------|
| 41 CHARLES STREET JEPARIT VIC 3423 | \$157,500 | 07-Aug-25 |
| 58 CHARLES STREET JEPARIT VIC 3423 | \$158,000 | 02-May-25 |
| 3 HINDMARSH STREET JEPARIT VIC 3423 | \$150,000 | 12-Sep-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: 13 March 2026



**41 CHARLES STREET JEPARIT VIC
3423**

Sold Price

\$157,500

Sold Date **07-Aug-25**

3 1 2

Distance **0.08km**



**58 CHARLES STREET JEPARIT VIC
3423**

Sold Price

\$158,000

Sold Date **02-May-25**

3 1 3

Distance **0.14km**



**3 HINDMARSH STREET JEPARIT
VIC 3423**

Sold Price

\$150,000

Sold Date **12-Sep-25**

3 1 6

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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