

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 3/33 Charnwood Road, St Kilda

## Indicative selling price

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

Single price  or range between \$320,000 & \$350,000

## Median sale price

Median price \$600,000 Property type Apartment Suburb St Kilda  
Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
8/75 Hotham St, Balaclava Vic 3183	\$350,000	17/02/2024
26/66 Murray St, Prahran Vic 3181	\$350,000	24/11/2023
16/14 Crimea St, St Kilda Vic 3182	\$343,000	25/03/2024

This Statement of Information was prepared on: 15/04/2024