

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/17 CHARNWOOD ROAD ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$504,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

7/55 BARKLY STREET ST KILDA VIC 3182

\$327,000

23-Mar-25

509/163 FITZROY STREET ST KILDA VIC 3182

\$290,500

10-Mar-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 22 April 2025



**7/55 BARKLY STREET ST KILDA
VIC 3182**

1 1 -

Sold Price

^{RS}

\$327,000

Sold Date

23-Mar-25

Distance

0.35km



**509/163 FITZROY STREET ST
KILDA VIC 3182**

1 1 -

Sold Price

^{RS}

\$290,500

Sold Date

10-Mar-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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