

## 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

5/23-25 CHARNWOOD ROAD ST KILDA VIC 3182

### 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 2024

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

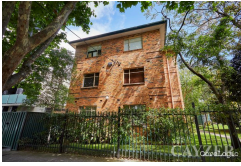
18/23-25 CHARNWOOD ROAD ST KILDA VIC 3182	\$600,000	18-Dec-23
1/20 CHARNWOOD ROAD ST KILDA VIC 3182	\$600,000	16-Mar-24
3/95A ALMA ROAD ST KILDA EAST VIC 3183	\$597,000	15-Dec-23

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: 14 June 2024

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**18/23-25 CHARNWOOD ROAD ST  
 KILDA VIC 3182**

2 1 -

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**18-Dec-23**

Distance

**0km**



**1/20 CHARNWOOD ROAD ST  
 KILDA VIC 3182**

2 1 -

Sold Price

Sold Date

**16-Mar-24**

Distance

**0.13km**



**3/95A ALMA ROAD ST KILDA EAST  
 VIC 3183**

2 1 -

Sold Price

**\$597,000**

Sold Date

**15-Dec-23**

Distance

**0.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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