

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

1/17 Charnwood Road, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$250,000

&

\$275,000

Median sale price

Median price

\$509,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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 six 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
1	3/15-17 Charnwood Rd ST KILDA 3182	\$295,000	17/09/2025
2	3/1 Lumley Ct PRAHRAN 3181	\$255,000	10/09/2025
3	32/38 Charnwood Rd ST KILDA 3182	\$273,000	18/07/2025

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 six months.~~

This Statement of Information was prepared on:

17/10/2025 10:02



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$250,000 - \$275,000

Median Unit Price

September quarter 2025: \$509,000

Comparable Properties



3/15-17 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$295,000

Method: Private Sale

Date: 17/09/2025

Property Type: Apartment



3/1 Lumley Ct PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$255,000

Method: Private Sale

Date: 10/09/2025

Property Type: Apartment



32/38 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$273,000

Method: Private Sale

Date: 18/07/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255