

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

12/22 Charnwood Crescent, St Kilda Vic 3182

Indicative selling price

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

Range between

\$375,000

&

\$400,000

Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2024

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	2/146 St Kilda Rd ST KILDA 3182	\$395,000	09/08/2025
2	12/38 Mitford St ELWOOD 3184	\$408,000	29/07/2025
3			

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:

06/10/2025 11:51

12/22 Charnwood Crescent, St Kilda Vic 3182



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$375,000 - \$400,000

Median Unit Price

Year ending September 2025: \$505,000



Property Type:

Agent Comments

Comparable Properties



2/146 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 09/08/2025

Property Type: Apartment



12/38 Mitford St ELWOOD 3184 (REI)

Agent Comments



Price: \$408,000

Method: Private Sale

Date: 29/07/2025

Property Type: Unit

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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