

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 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

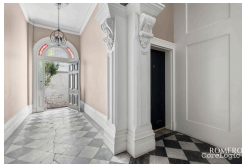
Date of sale

11/17 CHARNWOOD ROAD ST KILDA VIC 3182	-	20-Jan-25
14/15-17 CRIMEA STREET ST KILDA VIC 3182	-	29-Apr-25
205/64 WELLINGTON STREET ST KILDA VIC 3182	\$302,000	10-Jan-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: 12 May 2025



**11/17 CHARNWOOD ROAD ST  
KILDA VIC 3182**

Sold Price

RS UN

Sold Date **20-Jan-25**

1 1 -

Distance **0km**



**14/15-17 CRIMEA STREET ST KILDA  
VIC 3182**

Sold Price

Sold Date **29-Apr-25**

1 1 -

Distance **0.13km**



**205/64 WELLINGTON STREET ST  
KILDA VIC 3182**

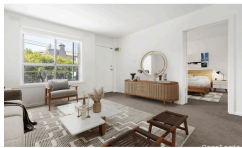
Sold Price

**\$302,000**

Sold Date **10-Jan-25**

1 1 -

Distance **0.23km**



**6/50 WELLINGTON STREET ST  
KILDA VIC 3182**

Sold Price

**\$257,500**

Sold Date **03-Jan-25**

1 1 1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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