

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

32/38 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

\$275,000

&

\$295,000

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

13/57 CHAPEL STREET ST KILDA VIC 3182	\$278,000	11-Jan-25
26/127-131 GREY STREET ST KILDA VIC 3182	\$295,000	16-Jan-25
21/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$288,000	13-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: 16 April 2025

McGrath St Kilda

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**13/57 CHAPEL STREET ST KILDA
VIC 3182**

Sold Price

\$278,000

Sold Date

11-Jan-25

1 1 -

Distance

0.6km

**26/127-131 GREY STREET ST KILDA
VIC 3182**

Sold Price

\$295,000

Sold Date

16-Jan-25

1 1 -

Distance

0.81km

**21/5-9 FULTON STREET ST KILDA
EAST VIC 3183**

Sold Price

^{RS} **\$288,000** ^{UN}

Sold Date

13-Mar-25

1 1 -

Distance

1.02km**RS** = Recent sale**UN** = Undisclosed Sale

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