

# 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

17/15-17 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)

Range between

\$380,000

&

\$415,000

### Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2024

to

31/03/2025

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	312/201 High St PRAHRAN 3181	\$387,500	12/06/2025
2	22/8 St Leonards Av ST KILDA 3182	\$385,000	04/06/2025
3	4/45 Southey St ELWOOD 3184	\$380,000	21/05/2025

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:

23/06/2025 11:13



1   
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$380,000 - \$415,000

**Median Unit Price**

Year ending March 2025: \$520,000

## Comparable Properties



**312/201 High St PRAHRAN 3181 (REI)**

Agent Comments

1   
 1   
 1

**Price:** \$387,500

**Method:** Private Sale

**Date:** 12/06/2025

**Property Type:** Apartment



**22/8 St Leonards Av ST KILDA 3182 (REI)**

Agent Comments

1   
 1   
 1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 04/06/2025

**Property Type:** Apartment



**4/45 Southey St ELWOOD 3184 (REI)**

Agent Comments

1   
 1   
 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 21/05/2025

**Property Type:** Apartment

**Account - Biggin & Scott** | P: 03 9534 0241 | F: 03 9525 4336