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	17/15-17 Charnwood Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$520,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

Price: \$387,500 Method: Private Sale Date: 12/06/2025

Property Type: Apartment

Agent Comments



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

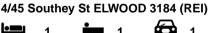
Price: \$385,000 Method: Private Sale Date: 04/06/2025





Agent Comments







Price: \$380,000

Property Type: Apartment

Method: Private Sale Date: 21/05/2025

Property Type: Apartment

Agent Comments

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