

## 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

8/20 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

\$645,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 5/9 MARLTON CRESCENT ST KILDA VIC 3182 | \$675,000 | 26-Jun-25 |
| 8/42 BURNETT STREET ST KILDA VIC 3182  | \$647,500 | 25-May-25 |
| 9/74 BARKLY STREET ST KILDA VIC 3182   | \$685,000 | 15-Jul-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.~~

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### 5/9 MARLTON CRESCENT ST KILDA VIC 3182

2 1 1

Sold Price <sup>RS</sup> **\$675,000** <sup>UN</sup> Sold Date **26-Jun-25**

Distance **0.33km**



### 8/42 BURNETT STREET ST KILDA VIC 3182

2 1 -

Sold Price **\$647,500** Sold Date **25-May-25**

Distance **0.42km**



### 9/74 BARKLY STREET ST KILDA VIC 3182

1 1 1

Sold Price <sup>RS</sup> **\$685,000** Sold Date **15-Jul-25**

Distance **0.53km**

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

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