

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 (*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

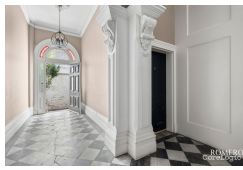
Date of sale

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**

1 1 -

Sold Price

RS UN

Sold Date **20-Jan-25**

Distance **0km**



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

1 1 -

Sold Price

Sold Date **29-Apr-25**

Distance **0.13km**



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

1 1 -

Sold Price

\$302,000

Sold Date **10-Jan-25**

Distance **0.23km**



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

1 1 1

Sold Price

\$257,500

Sold Date **03-Jan-25**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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