## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	11/27 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

Single price \$710,000

#### Median sale price

Median price \$500,000	Pr	operty Type Ur	iit		Suburb	St Kilda
Period - From 01/04/2025	to	30/06/2025	So	urce	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

1	1/20 Princes St ST KILDA 3182	\$695,000	30/06/2025
2	6/193 Fitzroy St ST KILDA 3182	\$701,200	23/06/2025
3	5/5 Woonsocket Ct ST KILDA 3182	\$720,000	14/06/2025

#### 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:	21/07/2025 20:56



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$710,000 **Median Unit Price** June quarter 2025: \$500,000

# Comparable Properties



1/20 Princes St ST KILDA 3182 (REI)

Price: \$695,000 Method: Private Sale Date: 30/06/2025

Property Type: Apartment

**Agent Comments** 



6/193 Fitzroy St ST KILDA 3182 (REI)



**Agent Comments** 

Price: \$701,200 Method: Private Sale Date: 23/06/2025

Property Type: Apartment



5/5 Woonsocket Ct ST KILDA 3182 (REI)



Price: \$720,000

Date: 14/06/2025 Property Type: Apartment

Method: Auction Sale

**Agent Comments** 

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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