

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

10/17 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 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

12/22 CHARNWOOD CRESCENT ST KILDA VIC 3182	\$375,000	18-Oct-25
6/15 CHARNWOOD GROVE ST KILDA VIC 3182	\$575,000	05-Mar-25
6/1 CRIMEA STREET ST KILDA VIC 3182	\$450,000	14-Oct-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: 19 November 2025



**12/22 CHARNWOOD CRESCENT ST
KILDA VIC 3182**

Sold Price

\$375,000

Sold Date

18-Oct-25

 1  1  -

Distance

0.09km



**6/15 CHARNWOOD GROVE ST
KILDA VIC 3182**

Sold Price

\$575,000

Sold Date

05-Mar-25

 1  1  1

Distance

0.14km



**6/1 CRIMEA STREET ST KILDA VIC
3182**

Sold Price

^{RS} **\$450,000**

Sold Date

14-Oct-25

 1  1  -

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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