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	11/27 Charnwood Road, St Kilda Vic 3182

Indicative selling price

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

Range between $630,000 & $670,000

Median sale price

Median price $505,000 Property Type Unit Suburb St Kilda

Period - From 17/11/2024 to 16/11/2025 Source Property Data

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	Price	Date of sale
1	1/1 Lambeth Pl ST KILDA 3182	$660,000	15/11/2025
2	12/64 Alexandra St ST KILDA EAST 3183	$635,500	10/10/2025
3	10/14 Wrexham Rd WINDSOR 3181	$645,000	07/10/2025

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: 17/11/2025 09:57

11/27 Charnwood Road, St Kilda Vic 3182



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$630,000 - $670,000
Median Unit Price
17/11/2024 - 16/11/2025: $505,000

Comparable Properties



1/1 Lambeth Pl ST KILDA 3182 (REI)

2 1 1

Price: $660,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit

Agent Comments



12/64 Alexandra St ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $635,500
Method: Sold Before Auction
Date: 10/10/2025
Property Type: Apartment

Agent Comments



10/14 Wrexham Rd WINDSOR 3181 (REI/VG)

2 1 1

Price: $645,000
Method: Sold Before Auction
Date: 07/10/2025
Property Type: Apartment

Agent Comments

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

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