

## 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  
3/17-25 Charnwood Crescent, St Kilda Vic 3182

#### Indicative selling price

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

Single price \$765,000

#### Median sale price

Median price	\$523,000	Property Type	Unit	Suburb	St Kilda
Period - From	01/10/2024	to	31/12/2024	Source	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		Price	Date of sale
1	1/10 Burnett St ST KILDA 3182	\$771,000	28/02/2025
2	1/12 Neptune St ST KILDA 3182	\$762,000	26/02/2025
3	12/38 Westbury St ST KILDA EAST 3183	\$750,000	19/12/2024

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:

24/03/2025 14:12



2



1



1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$765,000

**Median Unit Price**

December quarter 2024: \$523,000

## Comparable Properties

**1/10 Burnett St ST KILDA 3182 (REI)**

2



2



1

Agent Comments

**Price:** \$771,000**Method:** Sold Before Auction**Date:** 28/02/2025**Property Type:** Apartment**1/12 Neptune St ST KILDA 3182 (REI)**

2



1

Agent Comments

**Price:** \$762,000**Method:** Private Sale**Date:** 26/02/2025**Property Type:** Unit**12/38 Westbury St ST KILDA EAST 3183 (REI)**

2



1

Agent Comments

**Price:** \$750,000**Method:** Private Sale**Date:** 19/12/2024**Property Type:** Apartment**Account - Jellis Craig | P: 03 8644 5500**