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	10/17-25 Charnwood Crescent, St Kilda Vic 3182

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $511,500 Property Type Unit Suburb St Kilda

Period - From 01/07/2024 to 30/06/2025 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	5/9 Marlton Cr ST KILDA 3182	$675,000	26/06/2025
2	1/19a Dickens St ELWOOD 3184	$650,000	22/05/2025
3	4/3 Foster St ST KILDA 3182	$676,500	27/02/2025

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: 11/08/2025 14:25

10/17-25 Charnwood Crescent, St Kilda Vic 3182

JellisCraig



2 1 1

Property Type: Flat

Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
Year ending June 2025: $511,500

Comparable Properties



5/9 Marlton Cr ST KILDA 3182 (REI)

2 1 -

Price: $675,000
Method: Private Sale
Date: 26/06/2025
Property Type: Unit

Agent Comments



1/19a Dickens St ELWOOD 3184 (REI/VG)

2 1 1

Price: $650,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: Apartment

Agent Comments



4/3 Foster St ST KILDA 3182 (VG)

2 - -

Price: $676,500
Method: Sale
Date: 27/02/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE | propertydata.com.au

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