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	15/3 Charnwood Road, St Kilda Vic 3182

Indicative selling price

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

Range between $475,000 & $515,000

Median sale price

Median price $515,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2025 to 31/12/2025 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.

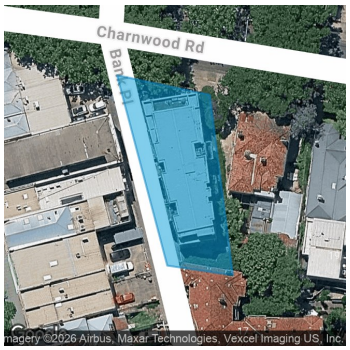
	Address of comparable property	Price	Date of sale
1	204/115 Wellington St ST KILDA 3182	$524,000	14/12/2025
2	G06/40-44 Pakington St ST KILDA 3182	$505,000	06/11/2025
3	4/41 Chapel St ST KILDA 3182	$470,000	06/09/2025

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: 13/01/2026 13:15

15/3 Charnwood Road, St Kilda Vic 3182



2

Rooms: 3
Property Type: Flat

Agent Comments

Indicative Selling Price
$475,000 - $515,000
Median Unit Price
Year ending December 2025: $515,000

Comparable Properties



204/115 Wellington St ST KILDA 3182 (REI)

2 1 1

Price: $524,000
Method: Private Sale
Date: 14/12/2025
Property Type: Apartment

Agent Comments



G06/40-44 Pakington St ST KILDA 3182 (REI)

2 1 1

Price: $505,000
Method: Private Sale
Date: 06/11/2025
Property Type: Apartment

Agent Comments



4/41 Chapel St ST KILDA 3182 (REI/VG)

2 1 1

Price: $470,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9563 9933

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