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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$520,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2024	to	31/03/2025		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	9/39 Wellington St ST KILDA 3182	\$712,000	03/04/2025
2	2 Mirka La ST KILDA 3182	\$730,500	14/02/2025
3	7/84 Westbury St BALACLAVA 3183	\$750,000	14/11/2024

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:

06/05/2025 12:12





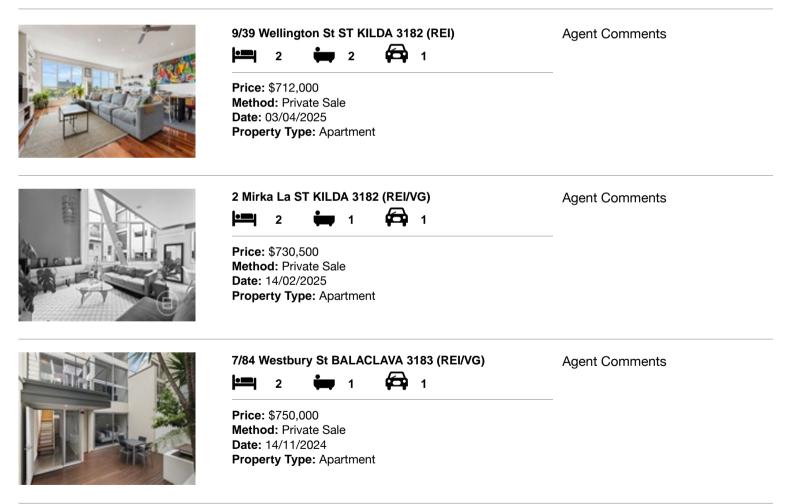




Property Type: Apartment **Land Size:** 0 sqm approx Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price Year ending March 2025: \$520,000

Comparable Properties



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



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