

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

16/3 Charnwood Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$520,000

&

\$555,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2025

to 30/06/2026

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	215/40-44 Pakington St ST KILDA 3182	\$540,000	26/06/2026
2	9/29 Dalgety St ST KILDA 3182	\$547,000	24/06/2026
3	9/81 Alma Rd ST KILDA 3182	\$545,000	10/06/2026

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:

21/08/2026 13:14

16/3 Charnwood Road, St Kilda Vic 3182



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$520,000 - \$555,000

Median Unit Price

Year ending June 2026: \$535,000



2 1 1

Rooms: 3

Property Type: Flat

Agent Comments

Comparable Properties



215/40-44 Pakington St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 26/06/2026

Property Type: Apartment



9/29 Dalgety St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$547,000

Method: Private Sale

Date: 24/06/2026

Property Type: Apartment



9/81 Alma Rd ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$545,000

Method: Sale

Date: 10/06/2026

Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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