

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

8/3 Charnwood Road, St Kilda Vic 3182

Indicative selling price

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

Single price

\$624,950

Median sale price

Median price

\$521,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2025

to

31/03/2026

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	10/29 Upton Rd WINDSOR 3181	\$615,000	29/04/2026
2	4/54 Hotham St ST KILDA EAST 3183	\$600,000	15/04/2026
3	9/8 Charnwood Gr ST KILDA 3182	\$618,000	28/02/2026

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:

05/06/2026 12:19

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Indicative Selling Price
\$624,950

Median Unit Price
Year ending March 2026: \$521,000



 2  1  1

Property Type: apartment
Agent Comments

Comparable Properties



10/29 Upton Rd WINDSOR 3181 (REI)

Agent Comments

 2  1  1

Price: \$615,000
Method: Private Sale
Date: 29/04/2026
Property Type: Apartment



4/54 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 15/04/2026
Property Type: Apartment



9/8 Charnwood Gr ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$618,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014