

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

12/20 CHARNWOOD ROAD ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

1/25 OCTAVIA STREET ST KILDA VIC 3182	\$675,000	13-Sep-25
1/43 DALGETY STREET ST KILDA VIC 3182	\$660,000	24-Oct-25
3/50 DALGETY STREET ST KILDA VIC 3182	\$655,000	21-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 11 March 2026



1/25 OCTAVIA STREET ST KILDA VIC 3182

2 2 1

Sold Price

\$675,000

Sold Date

13-Sep-25

Distance

0.05km



1/43 DALGETY STREET ST KILDA VIC 3182

1 1 1

Sold Price

\$660,000

Sold Date

24-Oct-25

Distance

0.41km



3/50 DALGETY STREET ST KILDA VIC 3182

1 1 1

Sold Price

^{RS} **\$655,000**

Sold Date

21-Jan-26

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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