

## 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

4/15 CHARNWOOD ROAD ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$260,000

&

\$286,000

### 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

21/79 ALMA ROAD ST KILDA VIC 3182	\$270,000	15-Jan-26
41/6 WILLIAMS ROAD PRAHRAN VIC 3181	\$283,000	20-Dec-25
1/17 CHARNWOOD ROAD ST KILDA VIC 3182	\$228,000	12-Feb-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



21/79 ALMA ROAD ST KILDA VIC 3182

Sold Price

**\$270,000**

Sold Date

**15-Jan-26**

 1  1  1

Distance

**0.49km**



41/6 WILLIAMS ROAD PRAHRAN VIC 3181

Sold Price

**\$283,000**

Sold Date

**20-Dec-25**

 1  1  1

Distance

**1.41km**



1/17 CHARNWOOD ROAD ST KILDA VIC 3182

Sold Price

<sup>RS</sup> **\$228,000** <sup>UN</sup>

Sold Date

**12-Feb-26**

 1  1  -

Distance

**0.04km**

RS = Recent sale

UN = Undisclosed Sale

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