

## 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

8/20 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

\$629,000

&

\$669,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 2025

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

8/42 BURNETT STREET ST KILDA VIC 3182	\$647,500	25-May-25
88 BARKLY STREET ST KILDA VIC 3182	\$626,500	12-Apr-25
3/37 HAVELOCK STREET ST KILDA VIC 3182	\$618,000	08-Jul-25

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: 18 August 2025

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**8/42 BURNETT STREET ST KILDA VIC 3182**

Sold Price **\$647,500** Sold Date **25-May-25**

2 1 -

Distance **0.42km**



**88 BARKLY STREET ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$626,500** <sup>UN</sup> Sold Date **12-Apr-25**

2 1 1

Distance **0.62km**



**3/37 HAVELOCK STREET ST KILDA VIC 3182**

Sold Price **\$618,000** Sold Date **08-Jul-25**

2 1 1

Distance **0.93km**



**5/9-11 VALE STREET ST KILDA VIC 3182**

Sold Price **\$645,000** Sold Date **22-Mar-25**

2 1 1

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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