

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

11/8 Charnwood Grove, St Kilda Vic 3182

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$505,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2024 to 30/09/2025 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	11/130 Alma Rd ST KILDA EAST 3183	\$395,000	29/10/2025
2	12/22 Charnwood Cr ST KILDA 3182	\$375,000	18/10/2025
3	5/130 Alma Rd ST KILDA EAST 3183	\$385,000	23/09/2025

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:

18/12/2025 10:39



Property Type: Apartment

Agent Comments

Comparable Properties



11/130 Alma Rd ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 29/10/2025

Property Type: Strata Unit/Flat



12/22 Charnwood Cr ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$375,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Apartment



5/130 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 23/09/2025

Property Type: Apartment