

# 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

17/15-17 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)

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

### Median sale price

Median price \$515,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2025 to 31/12/2025 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	6/12 Kipling St ST KILDA 3182	\$380,000	20/02/2026
2	12/22 Charnwood Cr ST KILDA 3182	\$375,000	18/10/2025
3	6/4 Dickens St ELWOOD 3184	\$362,000	16/10/2025

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: 16/03/2026 10:40

Claudio Perruzza  
9536 9230  
0412 304 152  
cperruzza@bigginScott.com.au



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median Unit Price**  
Year ending December 2025: \$515,000

## Comparable Properties



**6/12 Kipling St ST KILDA 3182 (REI)**

[Agent Comments](#)

1   1   1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 20/02/2026  
**Property Type:** Apartment



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

[Agent Comments](#)

1   1   1

**Price:** \$375,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** Apartment



**6/4 Dickens St ELWOOD 3184 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$362,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Property Type:** Apartment

**Account - Biggin & Scott** | P: 03 9534 0241 | F: 03 9525 4336