

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 6/38 Charnwood Road, St Kilda Vic 3182

Indicative selling price

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

Single price \$199,000

Median sale price

Median price \$521,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2025

to 31/03/2026

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 | 23/25 Redan St ST KILDA 3182 | \$197,000 | 06/02/2026 |
| 2 | 52/25 Redan St ST KILDA 3182 | \$195,000 | 13/01/2026 |
| 3 | 5/116 Inkerman St ST KILDA 3182 | \$190,000 | 16/11/2025 |

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:

23/04/2026 13:19



 1
  1
  1

Rooms: 1

Property Type: Studio Apartment

Agent Comments

Indicative Selling Price

\$199,000

Median Unit Price

Year ending March 2026: \$521,000

Comparable Properties

23/25 Redan St ST KILDA 3182 (VG)

Agent Comments

 1
  -
  -

Price: \$197,000

Method: Sale

Date: 06/02/2026

Property Type: Strata Flat - Single OYO Flat



52/25 Redan St ST KILDA 3182 (REI/VG)

Agent Comments

 -
  1
  1

Price: \$195,000

Method: Private Sale

Date: 13/01/2026

Property Type: Studio Apartment



5/116 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$190,000

Method: Private Sale

Date: 16/11/2025

Property Type: Apartment

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



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