

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

23 Charles Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,670,000

Property Type House

Suburb St Kilda

Period - From 01/01/2025

to

31/03/2025

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 | 32 Southey St ELWOOD 3184 | \$1,620,000 | 26/03/2025 |
| 2 | 11a Blenheim St BALACLAVA 3183 | \$1,702,000 | 14/12/2024 |
| 3 | 19 Marilton Cr ST KILDA 3182 | \$1,720,000 | 30/11/2024 |

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:

07/05/2025 11:17



Sam Hobbs
386445500
0404 164 444
samhobbs@jelliscraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

March quarter 2025: \$1,670,000



3 1 0

Property Type: House (Res)

Land Size: 251 sqm approx

Agent Comments

Comparable Properties



32 Southey St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 -

Price: \$1,620,000

Method: Private Sale

Date: 26/03/2025

Property Type: House

Land Size: 255 sqm approx



11a Blenheim St BALACLAVA 3183 (REI/VG)

Agent Comments

3 2 2

Price: \$1,702,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 321 sqm approx



19 Marilton Cr ST KILDA 3182 (REI/VG)

Agent Comments

3 2 -

Price: \$1,720,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 249 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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