

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

12/16A CHAPEL STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

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

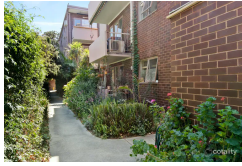
7/10 DICKENS STREET ELWOOD VIC 3184	616000	22-Mar-25
6/99 ALMA ROAD ST KILDA EAST VIC 3183	621000	28-May-25
17/33 HOTHAM STREET ST KILDA EAST VIC 3183	598000	08-Jul-25

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: 02 August 2025

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**7/10 DICKENS STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

616000 Sold Date **22-Mar-25**

Distance **0.96km**



**6/99 ALMA ROAD ST KILDA EAST
VIC 3183**

2 1 1

Sold Price

621000 Sold Date **28-May-25**

Distance **0.24km**



**17/33 HOTHAM STREET ST KILDA
EAST VIC 3183**

2 1 2

Sold Price

^{RS} **598000** Sold Date **08-Jul-25**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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