

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

19/128-140 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

\$550,000

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

206/12-14 DICKENS STREET ELWOOD VIC 3184	\$555,000	25-Mar-25
104/17 VALE STREET ST KILDA VIC 3182	\$560,000	05-Apr-25
10/170-172 BARKLY STREET ST KILDA VIC 3182	\$575,000	27-May-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: 01 August 2025

McGrath St Kilda

M 0433896337

E shannonkelly@mcgrath.com.au


**206/12-14 DICKENS STREET
ELWOOD VIC 3184**

2 1 1

Sold Price

\$555,000

Sold Date

25-Mar-25

Distance

0.38km
**104/17 VALE STREET ST KILDA VIC
3182**

2 2 -

Sold Price

\$560,000

Sold Date

05-Apr-25

Distance

0.77km
**10/170-172 BARKLY STREET ST
KILDA VIC 3182**

2 1 1

Sold Price

^{RS} **\$575,000**

Sold Date

27-May-25

Distance

0.8km**RS** = Recent sale**UN** = Undisclosed Sale

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