

## 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

206/126-126A CHAPEL STREET 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) (\*Delete single price or range as applicable)

Single Price

\$450,000

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 Jul 2024

to

30 Jun 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 3/162 CHAPEL STREET ST KILDA VIC 3182     | \$435,000 | 14-Apr-25 |
| 204/126 CARLISLE STREET ST KILDA VIC 3182 | \$435,000 | 10-Apr-25 |
| 8/98 GROSVENOR STREET BALACLAVA VIC 3183  | \$452,500 | 21-Jun-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: 24 July 2025

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**3/162 CHAPEL STREET ST KILDA  
VIC 3182**

1 1 1

Sold Price **\$435,000** Sold Date **14-Apr-25**

Distance **0.23km**



**204/126 CARLISLE STREET ST  
KILDA VIC 3182**

1 1 1

Sold Price Sold Date **10-Apr-25**

Distance **0.26km**



**8/98 GROSVENOR STREET  
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$452,500** Sold Date **21-Jun-25**

Distance **0.78km**

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

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