

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

4/41 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$511,500

Property Type Unit

Suburb St Kilda

Period - From 01/07/2024

to

30/06/2025

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	6/8 Westbury St ST KILDA EAST 3183	\$495,000	13/07/2025
2	18/124 Alexandra St ST KILDA EAST 3183	\$520,000	13/06/2025
3	8/19 Redan St ST KILDA 3182	\$535,000	15/05/2025

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:

06/08/2025 17:06



2
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Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

Year ending June 2025: \$511,500

Comparable Properties



6/8 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

2
 1
 1

Price: \$495,000

Method: Private Sale

Date: 13/07/2025

Property Type: Apartment



18/124 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2
 1
 1

Price: \$520,000

Method: Private Sale

Date: 13/06/2025

Property Type: Apartment

Land Size: 1353 sqm approx



8/19 Redan St ST KILDA 3182 (VG)

Agent Comments

2
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Price: \$535,000

Method: Sale

Date: 15/05/2025

Property Type: Strata Flat - Single OYO Flat

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