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

Period-from

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

Single Price		or rang betwee	/ おうろし ししし	&	\$620,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$505,000	Property type	Unit	Suburb	St Kilda						

30 Jun 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale	
6/99 ALMA ROAD ST KILDA EAST VIC 3183	\$621,000	28-May-25	
4/10-12 BLENHEIM STREET BALACLAVA VIC 3183	\$620,000	21-Jan-25	
10/125 ALMA ROAD ST KILDA EAST VIC 3183	\$640,000	13-Jan-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: 08 July 2025



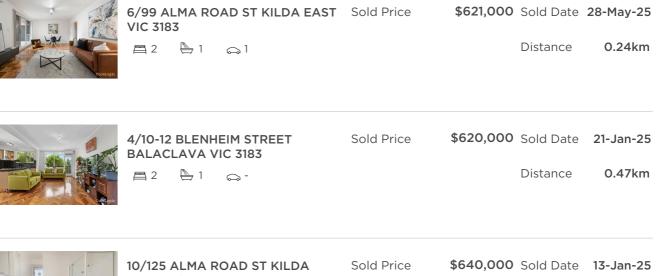
Corelogic

consumer.vic.gov.au

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EAST VIC 3183		Sold Price	\$640,000	Sold Date	13-Jan-25	
昌 2	1	⊜ 1			Distance	0.47km

RS = Recent sale UN = Undisclosed Sale

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