

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### 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

Corelogic

### 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

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

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

2 1 1

Sold Price

**\$621,000**

Sold Date

**28-May-25**

Distance

**0.24km**



**4/10-12 BLENHEIM STREET  
BALACLAVA VIC 3183**

2 1 -

Sold Price

**\$620,000**

Sold Date

**21-Jan-25**

Distance

**0.47km**



**10/125 ALMA ROAD ST KILDA  
EAST VIC 3183**

2 1 1

Sold Price

**\$640,000**

Sold Date

**13-Jan-25**

Distance

**0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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