

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

18/128-140 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

or range
between

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2025

to

30 Jun 2026

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

25/5 DICKENS STREET ELWOOD VIC 3184	\$550,000	10-Jun-26
9/19-21 CAMDEN STREET BALACLAVA VIC 3183	\$521,000	05-Mar-26
401/12 MARTIN STREET ST KILDA VIC 3182	\$550,000	16-Jun-26

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: 20 July 2026



**25/5 DICKENS STREET ELWOOD
VIC 3184**

1 1 -

Sold Price **\$550,000** Sold Date **10-Jun-26**

Distance **0.32km**

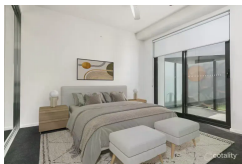


**9/19-21 CAMDEN STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$521,000** Sold Date **05-Mar-26**

Distance **0.33km**



**401/12 MARTIN STREET ST KILDA
VIC 3182**

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **16-Jun-26**

Distance **0.38km**

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

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