

## 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

305/126-126A 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

\$375,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 2024

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

102/43 DUKE STREET ST KILDA VIC 3182	\$366,500	29-May-24
312/163-169 INKERMAN STREET ST KILDA VIC 3182	\$375,000	26-Feb-24
19/23 MITFORD STREET ST KILDA VIC 3182	\$375,000	10-Jan-24

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: 03 June 2024

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**102/43 DUKE STREET ST KILDA  
 VIC 3182**

Sold Price

<sup>RS</sup> **\$366,500**

Sold Date **29-May-24**

1 1 1

Distance **0.16km**



**312/163-169 INKERMAN STREET ST  
 KILDA VIC 3182**

Sold Price

**\$375,000**

Sold Date **26-Feb-24**

1 1 1

Distance **0.48km**



**19/23 MITFORD STREET ST KILDA  
 VIC 3182**

Sold Price

Sold Date **10-Jan-24**

1 1 -

Distance **0.87km**

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

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