Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |12/57 Chapel Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$315,000									
Median sale p	rice									
Median price	\$523,000	Pro	operty Type	Unit			Suburb	St Kilda		
Period - From	01/10/2024	to	31/12/2024		Sou	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7/84 Blessington St ST KILDA 3182	\$302,500	13/03/2025
2	17/15 Cardigan St ST KILDA EAST 3183	\$325,000	11/03/2025
3	7/51 Chapel St ST KILDA 3182	\$310,000	10/02/2025

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:

24/03/2025 10:07







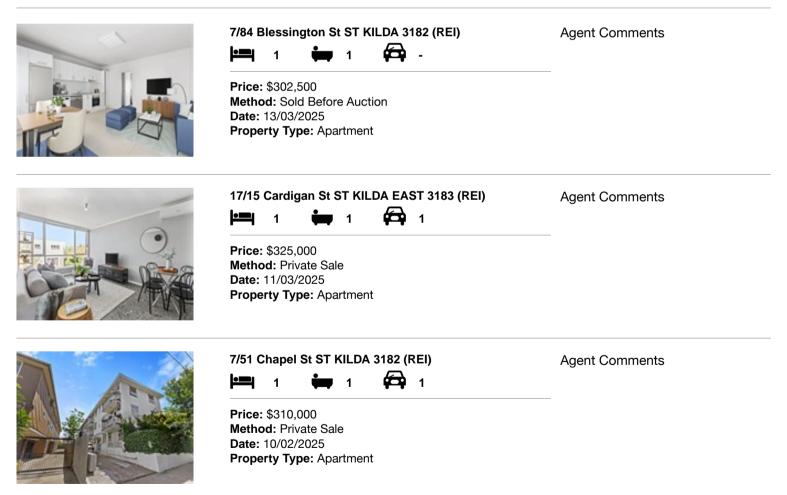


Property Type: Apartment Agent Comments

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> Indicative Selling Price \$315,000 Median Unit Price December quarter 2024: \$523,000

Comparable Properties



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