

# 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

4/16a 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)

Range between \$350,000

&

\$385,000

### Median sale price

Median price \$505,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2025

to

31/03/2025

Source 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.

|   | Address of comparable property   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 107/78 Inkerman St ST KILDA 3182 | \$365,000 | 05/04/2025   |
| 2 | 7/8 St Leonards Av ST KILDA 3182 | \$380,000 | 11/03/2025   |
| 3 | 12/9 Herbert St ST KILDA 3182    | \$385,000 | 24/02/2025   |

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:

07/04/2025 11:22



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$350,000 - \$385,000  
**Median Unit Price**  
 March quarter 2025: \$505,000

## Comparable Properties



**107/78 Inkerman St ST KILDA 3182 (REI)**

**Agent Comments**

 1
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**Price:** \$365,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** Apartment



**7/8 St Leonards Av ST KILDA 3182 (REI)**

**Agent Comments**

 1
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  1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 11/03/2025  
**Property Type:** Apartment



**12/9 Herbert St ST KILDA 3182 (REI/VG)**

**Agent Comments**

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**Price:** \$385,000  
**Method:** Sold Before Auction  
**Date:** 24/02/2025  
**Property Type:** Apartment

**Account - Hodges** | P: 03 95846500 | F: 03 95848216