

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 1/16A 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) (\*Delete single price or range as applicable)

Single price \$600,000 & \$660,000

## Median sale price

Median price \$530,000 Property type Unit Suburb St Kilda  
Period - From 07/08/2023 to 06/08/2024 Source REIV

## Comparable property sales

**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
1/161 Brighton Rd ELWOOD 3184	\$602,000	20/07/2024
15/14a Chapel St ST KILDA 3182	\$665,000	27/05/2024
6/26 Blessington St ST KILDA 3182	\$660,000	13/04/2024

This Statement of Information was prepared on: 07/08/2024