

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

6/18 Chapel Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$540,000

Median sale price

Median price \$525,000 Property Type Unit Suburb St Kilda

Period - From 29/11/2023 to 28/11/2024 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	16/97 Chomley St PRAHRAN 3181	\$538,500	29/10/2024
2	3/6 Westbury St ST KILDA EAST 3183	\$530,000	25/10/2024
3	6/113-115 Chapel St ST KILDA 3182	\$530,000	11/09/2024

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:

29/11/2024 09:49



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$540,000

Median Unit Price

29/11/2023 - 28/11/2024: \$525,000

Comparable Properties



16/97 Chomley St PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$538,500

Method: Private Sale

Date: 29/10/2024

Property Type: Apartment



3/6 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 25/10/2024

Property Type: Apartment



6/113-115 Chapel St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 11/09/2024

Property Type: Unit

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748