

## 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

204/126-126A 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

\$349,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,459,000

Property type

House

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

8/57 CHAPEL STREET ST KILDA VIC 3182	\$347,500	26-Jun-24
5/40 SYCAMORE GROVE BALACLAVA VIC 3183	\$345,000	22-Nov-24
6/31 BLENHEIM STREET BALACLAVA VIC 3183	\$343,000	18-Oct-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: 10 December 2024

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**8/57 CHAPEL STREET ST KILDA  
 VIC 3182**

1 1 -

Sold Price **\$347,500** Sold Date **26-Jun-24**

Distance **0.67km**



**5/40 SYCAMORE GROVE  
 BALACLAVA VIC 3183**

1 1 -

Sold Price <sup>RS</sup> **\$345,000** Sold Date **22-Nov-24**

Distance **0.72km**



**6/31 BLENHEIM STREET  
 BALACLAVA VIC 3183**

1 1 -

Sold Price **\$343,000** Sold Date **18-Oct-24**

Distance **0.35km**

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

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