

## 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

15/68 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

or range  
between

\$560,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2023

to

31 Aug 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

8/44 FITZROY STREET ST KILDA VIC 3182	\$595,000	04-Apr-24
406/87 HIGH STREET PRAHRAN VIC 3181	\$595,000	05-Aug-24
1/8 CHARLES STREET PRAHRAN VIC 3181	\$595,000	05-Aug-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: 23 September 2024



**8/44 FITZROY STREET ST KILDA  
VIC 3182**

2 1 -

Sold Price **\$595,000** Sold Date **04-Apr-24**

Distance **1.5km**



**406/87 HIGH STREET PRAHRAN  
VIC 3181**

2 2 1

Sold Price

Sold Date **05-Aug-24**

Distance **1.76km**



**1/8 CHARLES STREET PRAHRAN  
VIC 3181**

2 1 1

Sold Price

Sold Date **05-Aug-24**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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