### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Including suburb and postcode							
Indicative selling price							
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For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000 & \$850,000	Range between	\$790,000	&	\$850,000
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Address 1/158 Chapel Street St Kilda Vic 3182

#### Median sale price

Median price	\$505,000	Pro	perty Type U	nit		Suburb	St Kilda
Period - From	01/10/2024	to	30/09/2025	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Au	aress or comparable property	1 1100	Date of Sale
1	2/141 Alma Rd ST KILDA EAST 3183	\$798,000	21/06/2025
2	3/130-132 Mitford St ELWOOD 3184	\$820,000	14/06/2025
3			

#### OR

В\* 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:	17/11/2025 11:31



Date of sale







Property Type: Subdivided Flat -Single OYO Flat Agent Comments Indicative Selling Price \$790,000 - \$850,000 Median Unit Price Year ending September 2025: \$505,000

# Comparable Properties



2/141 Alma Rd ST KILDA EAST 3183 (REI/VG)

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**3** 1

Price: \$798,000 Method: Auction Sale Date: 21/06/2025

Property Type: Apartment

**Agent Comments** 



3/130-132 Mitford St ELWOOD 3184 (REI)

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**y** 1

**a** 

**Agent Comments** 

Price: \$820,000

Method: Sold Before Auction

Date: 14/06/2025

Property Type: Apartment

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.

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