

## 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

19/128-140 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

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 206/12-14 DICKENS STREET ELWOOD VIC 3184   | \$555,000 | 25-Mar-25 |
| 104/17 VALE STREET ST KILDA VIC 3182       | \$560,000 | 05-Apr-25 |
| 10/170-172 BARKLY STREET ST KILDA VIC 3182 | \$575,000 | 27-May-25 |

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: 01 August 2025

McGrath St Kilda

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**206/12-14 DICKENS STREET  
ELWOOD VIC 3184**

2   1   1

Sold Price

**\$555,000**

Sold Date

**25-Mar-25**

Distance

**0.38km**
**104/17 VALE STREET ST KILDA VIC  
3182**

2   2   -

Sold Price

**\$560,000**

Sold Date

**05-Apr-25**

Distance

**0.77km**
**10/170-172 BARKLY STREET ST  
KILDA VIC 3182**

2   1   1

Sold Price

<sup>RS</sup> **\$575,000**

Sold Date

**27-May-25**

Distance

**0.8km****RS** = Recent sale**UN** = Undisclosed Sale

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