

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

4/14 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$523,000

Property Type Unit

Suburb St Kilda

Period - From 22/04/2024

to

21/04/2025

Source Property Data

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	7/14 Robe St ST KILDA 3182	\$821,500	08/04/2025
2	5/101 Alma Rd ST KILDA EAST 3183	\$835,000	25/03/2025
3	16/18 Princes St ST KILDA 3182	\$831,600	13/03/2025

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:

22/04/2025 08:26



Property Type:
Divorce/Estate/Family Transfers
Land Size: 2052 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
22/04/2024 - 21/04/2025: \$523,000

Comparable Properties



7/14 Robe St ST KILDA 3182 (REI)

Agent Comments



Price: \$821,500
Method: Sold Before Auction
Date: 08/04/2025
Property Type: Apartment

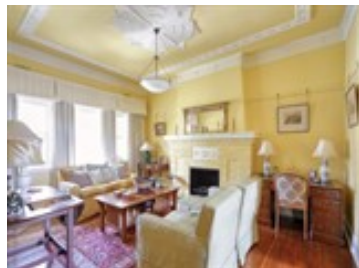


5/101 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$835,000
Method: Sold Before Auction
Date: 25/03/2025
Property Type: Unit



16/18 Princes St ST KILDA 3182 (REI)

Agent Comments



Price: \$831,600
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372