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	7/51 Chapel Street, St Kilda VIC 3182

Indicative selling price

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

Single price	$329,000

Median sale price

Median price	$516,500	Property Type	Unit	Suburb	St Kilda
Period - From	31/07/2024	to	29/01/2025	Source	core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
205/64 Wellington Street St Kilda VIC 3182	$302,000	09/01/2025
203/135 Inkerman Street St Kilda VIC 3182	$310,000	20/12/2024
13/3 Herbert Street St Kilda VIC 3182	$325,000	31/10/2024

This Statement of Information was prepared on: 31/01/2025