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	3/162 Chapel Street, St Kilda VIC 3182

Indicative selling price

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

Range between $420,000 & $460,000

Median sale price

Median price $1,270,000 Property Type Other Suburb St Kilda

Period - From 19/09/2024 to 17/03/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/4A Lansdowne Road St Kilda East VIC 3183	$442,000	26/02/2025
6/50 Fitzroy Street St Kilda VIC 3182	$432,000	22/11/2024
3/82 Hotham Street St Kilda East VIC 3183	$435,000	02/03/2025

This Statement of Information was prepared on: 19/03/2025