

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 50 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,590,000 Property Type House Suburb St Kilda

Period - From 01/10/2024 to 31/12/2024 Source 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 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	320 Inkerman St ST KILDA EAST 3183	\$1,877,000	27/11/2024
2	182 Hotham St ELSTERNWICK 3185	\$1,901,000	15/09/2024
3	4 St John St WINDSOR 3181	\$1,850,000	12/09/2024

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: 03/02/2025 13:01

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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

December quarter 2024: \$1,590,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 426 sqm approx

Agent Comments

Comparable Properties



320 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,877,000

Method: Sold Before Auction

Date: 27/11/2024

Property Type: House (Res)



182 Hotham St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,901,000

Method: Auction Sale

Date: 15/09/2024

Property Type: House (Res)

Land Size: 323 sqm approx



4 St John St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Auction Sale

Date: 12/09/2024

Property Type: House (Res)

Land Size: 282 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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