

# 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 52 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)

Range between \$1,750,000 & \$1,850,000

### 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	90 Mitford St ELWOOD 3184	\$1,740,000	10/09/2024
3	5 Lambeth Pl ST KILDA 3182	\$1,790,000	03/08/2024

**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: 29/01/2025 11:07



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 556 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
December quarter 2024: \$1,590,000

## 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)



**90 Mitford St ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$1,740,000  
**Method:** Private Sale  
**Date:** 10/09/2024  
**Property Type:** House (Res)  
**Land Size:** 441 sqm approx



**5 Lambeth Pl ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$1,790,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** House (Res)  
**Land Size:** 469 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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