Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 52 Chapel Street, St Kilda Vic 3182

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|---------------|-----|----------------|-----|------|--------|----------|--|--|--|
| Single price | e \$1,850,000 | | | | | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$1,590,000 | Pro | operty Type Ho | use | | Suburb | St Kilda | | | |
| Period - From | 01/10/2024 | to | 31/12/2024 | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1 | 520 High St PRAHRAN 3181 | \$1,750,000 | 05/03/2025 |
| 2 | 17 Acacia St ELSTERNWICK 3185 | \$1,770,000 | 01/12/2024 |
| 3 | 320 Inkerman St ST KILDA EAST 3183 | \$1,877,000 | 27/11/2024 |

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:

24/03/2025 11:42



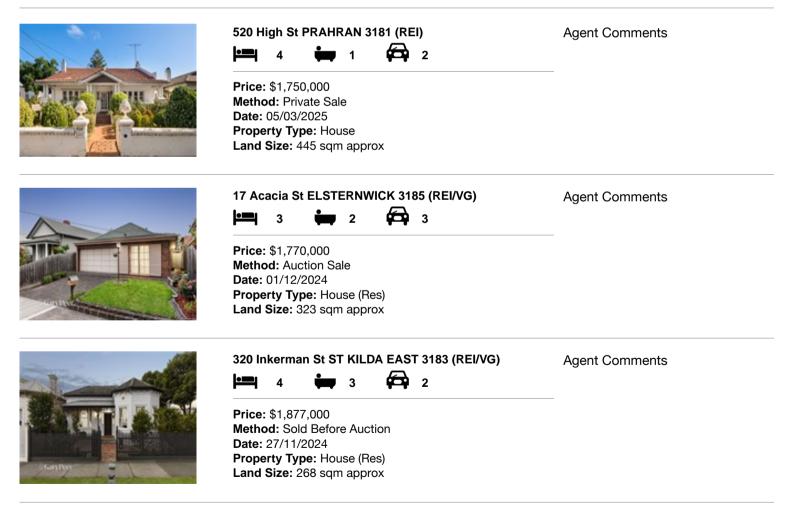




Property Type: House Agent Comments

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

Comparable Properties



Account - Jellis Craig | P: 03 8644 5500



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