

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

Single price \$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	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



 3
  2
  0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,850,000

Median House Price

December quarter 2024: \$1,590,000

Comparable Properties



520 High St PRAHRAN 3181 (REI)

Agent Comments

 4
  1
  2

Price: \$1,750,000

Method: Private Sale

Date: 05/03/2025

Property Type: House

Land Size: 445 sqm approx



17 Acacia St ELSTERNWICK 3185 (REI/VG)

Agent Comments

 3
  2
  3

Price: \$1,770,000

Method: Auction Sale

Date: 01/12/2024

Property Type: House (Res)

Land Size: 323 sqm approx



320 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,877,000

Method: Sold Before Auction

Date: 27/11/2024

Property Type: House (Res)

Land Size: 268 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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