

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

48/16a Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$380,000

&

\$418,000

Median sale price

Median price

\$509,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2025

to

30/09/2025

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	5/130 Alma Rd ST KILDA EAST 3183	\$385,000	04/10/2025
2	10/8 St Leonards Av ST KILDA 3182	\$393,000	31/08/2025
3	10/48 Southey St ELWOOD 3184	\$385,000	15/08/2025

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:

09/10/2025 11:46



Property Type: Apartment

Agent Comments

Comparable Properties



5/130 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 04/10/2025

Property Type: Apartment



10/8 St Leonards Av ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$393,000

Method: Private Sale

Date: 31/08/2025

Property Type: Apartment



10/48 Southey St ELWOOD 3184 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 15/08/2025

Property Type: Apartment