

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

306/126-126A CHAPEL STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

8/95-97 CARLISLE STREET ST KILDA VIC 3182	\$387,500	06-May-26
103/171-173 INKERMAN STREET ST KILDA VIC 3182	\$385,000	15-Aug-26
105/171-173 INKERMAN STREET ST KILDA VIC 3182	\$380,000	09-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 20 August 2026



**8/95-97 CARLISLE STREET ST
KILDA VIC 3182**

1 1 1

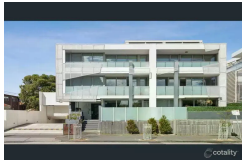
Sold Price

\$387,500

Sold Date **06-May-26**

Distance

0.42km



**103/171-173 INKERMANS STREET ST
KILDA VIC 3182**

1 1 1

Sold Price

^{RS} **\$385,000**

Sold Date **15-Aug-26**

Distance

0.45km



**105/171-173 INKERMANS STREET ST
KILDA VIC 3182**

1 1 1

Sold Price

\$380,000

Sold Date **09-Apr-26**

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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