

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

206/126-126A 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2024

to

31 Jul 2025

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

7/210 INKERMANN STREET ST KILDA EAST VIC 3183	450000	26-Mar-25
8/193-195 INKERMANN STREET ST KILDA VIC 3182	427000	17-Jun-25
13/193-195 INKERMANN STREET ST KILDA VIC 3182	420000	18-Jun-25

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: 31 August 2025

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**7/210 INKERMANS STREET ST
KILDA EAST VIC 3183**

2 1 1

Sold Price **450000** Sold Date **26-Mar-25**

Distance **0.49km**

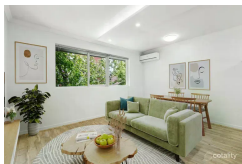


**8/193-195 INKERMANS STREET ST
KILDA VIC 3182**

2 1 1

Sold Price ^{RS} **427000** Sold Date **17-Jun-25**

Distance **0.4km**



**13/193-195 INKERMANS STREET ST
KILDA VIC 3182**

2 1 1

Sold Price **420000** Sold Date **18-Jun-25**

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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