

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

12/113 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2025

to

31 May 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

| | | |
|---|-----------|-----------|
| 22/84 WESTBURY STREET BALACLAVA VIC 3183 | \$785,000 | 28-Jan-26 |
| 12/114A WESTBURY CLOSE BALACLAVA VIC 3183 | \$855,500 | 09-Apr-26 |
| 9/44 WATERLOO CRESCENT ST KILDA VIC 3182 | \$700,000 | 22-May-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: 16 June 2026

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**22/84 WESTBURY STREET
 BALACLAVA VIC 3183**

2 1 2

Sold Price **\$785,000** Sold Date **28-Jan-26**

Distance **0.51km**

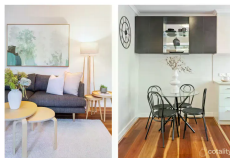


**12/114A WESTBURY CLOSE
 BALACLAVA VIC 3183**

2 2 2

Sold Price **\$855,500** Sold Date **09-Apr-26**

Distance **0.6km**



**9/44 WATERLOO CRESCENT ST
 KILDA VIC 3182**

2 2 1

Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **22-May-26**

Distance **0.74km**

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

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