

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

201/126-126A 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 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

6/93 GROSVENOR STREET BALACLAVA VIC 3183	\$605,000	22-Oct-25
5/170-172 BARKLY STREET ST KILDA VIC 3182	\$640,000	19-Oct-25
6/39 HOTHAM STREET ST KILDA EAST VIC 3183	\$591,000	21-Jul-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: 29 November 2025

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**6/93 GROSVENOR STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price ^{RS} **\$605,000** Sold Date **22-Oct-25**

Distance **0.72km**



**5/170-172 BARKLY STREET ST
KILDA VIC 3182**

2 1 1

Sold Price **\$640,000** Sold Date **19-Oct-25**

Distance **0.81km**



**6/39 HOTHAM STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$591,000** Sold Date **21-Jul-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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