

# 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

137 Chapel Street, St Kilda VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,178,500

Property Type

House

Suburb

St Kilda

Period - From

25/08/2025

to

24/02/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
113 Argyle Street St Kilda VIC 3182	\$1,215,000	21/09/2025
41 Marlborough Street Balaclava VIC 3183	\$1,115,000	20/09/2025
1 Charles Street St Kilda VIC 3182	\$1,195,000	31/05/2025

This Statement of Information was prepared on:

25/02/2026