

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

12A CHAUCER 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

\$1,059,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

St Kilda

Period-from

01 Feb 2025

to

31 Jan 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

82 PEEL STREET WINDSOR VIC 3181	\$1,030,000	06-Nov-25
15 CHUSAN STREET BALACLAVA VIC 3183	\$1,015,000	19-Nov-25
178 TENNYSON STREET ELWOOD VIC 3184	\$1,100,000	01-Jan-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: 23 February 2026

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82 PEEL STREET WINDSOR VIC 3181

Sold Price **\$1,030,000** Sold Date **06-Nov-25**

2 1 1

Distance **1.66km**



15 CHUSAN STREET BALACLAVA VIC 3183

Sold Price **\$1,015,000** Sold Date **19-Nov-25**

2 1 1

Distance **1.76km**



178 TENNYSON STREET ELWOOD VIC 3184

Sold Price **\$1,100,000** Sold Date **01-Jan-26**

2 1 1

Distance **1.78km**

RS = Recent sale UN = Undisclosed Sale

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