Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$402,500

Property	offered	for sale
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Address	7/48 Dalgety Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$520,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

24/8 St Leonards Av ST KILDA 3182

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 agent's representative considers to be most comparable to the property for sale.

Add	ress of comparable property	Price	Date of sale
1	3/60 Clyde St ST KILDA 3182	\$450,000	21/12/2024
2	1/14 Crimea St ST KILDA 3182	\$400,000	22/11/2024

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 six months.

This Statement of Information was prepared on:	22/01/2025 16:35



18/10/2024







Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price \$410,000 - \$450,000 **Median Unit Price** Year ending December 2024: \$520,000

Comparable Properties



3/60 Clyde St ST KILDA 3182 (REI/VG)

Price: \$450,000 Method: Private Sale Date: 21/12/2024

Property Type: Apartment

Agent Comments



1/14 Crimea St ST KILDA 3182 (REI/VG)



Agent Comments

Price: \$400,000 Method: Private Sale Date: 22/11/2024

Property Type: Apartment



24/8 St Leonards Av ST KILDA 3182 (REI/VG)

Price: \$402,500 Method: Private Sale Date: 18/10/2024

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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