## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 7/48 Dalgety Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	/underquotir	ng					
Single price	e \$425,000									
Median sale price										
Median price	\$520,000	Pro	operty Type Unit	:		Suburb	St Kilda			
Period - From	01/01/2024	to	31/12/2024	Sou	rce	REIV				

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

Ado	dress of comparable property	Price	Date of sale
1	106/18 Grey St ST KILDA 3182	\$390,000	31/01/2025
2	114/5 Alma Rd ST KILDA 3182	\$415,000	18/11/2024
3	9/151 Fitzroy St ST KILDA 3182	\$460,000	10/09/2024

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:

11/02/2025 13:10





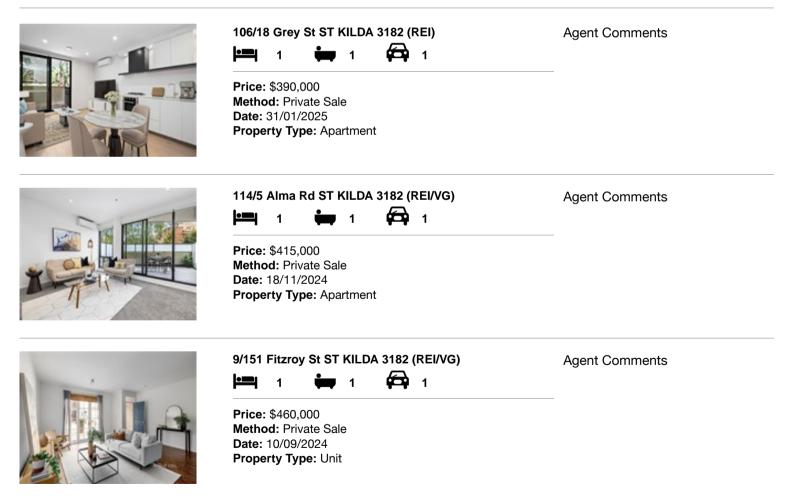




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$425,000 Median Unit Price Year ending December 2024: \$520,000

# **Comparable Properties**



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



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