

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

1/43 DALGETY 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 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

10/47 ACLAND STREET ST KILDA VIC 3182	\$640,000	27-Jun-25
8/42 BURNETT STREET ST KILDA VIC 3182	\$647,500	25-May-25
6/70 PARK STREET ST KILDA WEST VIC 3182	\$670,000	15-May-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 September 2025

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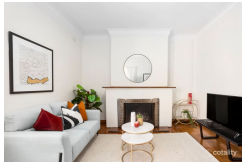


**10/47 ACLAND STREET ST KILDA
VIC 3182**

1 1 -

Sold Price **\$640,000** Sold Date **27-Jun-25**

Distance **0.78km**



**8/42 BURNETT STREET ST KILDA
VIC 3182**

1 1 -

Sold Price **\$647,500** Sold Date **25-May-25**

Distance **0.06km**



**6/70 PARK STREET ST KILDA
WEST VIC 3182**

1 1 1

Sold Price **\$670,000** Sold Date **15-May-25**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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