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 9/1 Dalgety Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$300,000		&		\$330,000					
Median sale price										
Median price	\$520,000	Pro	operty Type	Unit			Suburb	St Kilda		
Period - From	01/04/2024	to	31/03/2025	1	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	12/57 Chapel St ST KILDA 3182	\$307,000	23/04/2025
2	7/84 Blessington St ST KILDA 3182	\$302,500	13/03/2025
3	7/51 Chapel St ST KILDA 3182	\$310,000	10/02/2025

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:

20/05/2025 11:54









Property Type: Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$300,000 - \$330,000 Median Unit Price Year ending March 2025: \$520,000

Comparable Properties

12/57 Chapel St ST KILDA 3182 (REI) 1 1 1 1 Price: \$307,000 Method: Private Sale Date: 23/04/2025 Property Type: Apartment	Agent Comments
7/84 Blessington St ST KILDA 3182 (REI/VG) Image: 1 Image: 1 Price: \$302,500 Method: Sold Before Auction Date: 13/03/2025 Property Type: Apartment	Agent Comments
7/51 Chapel St ST KILDA 3182 (REI) 1 1 1 1 1 Price: \$310,000 Method: Private Sale Date: 10/02/2025 Property Type: Apartment	Agent Comments

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



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