

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

2/28 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

10/28-30 RALEIGH STREET WINDSOR VIC 3181	\$518,000	07-May-25
11/5 LEWISHAM ROAD WINDSOR VIC 3181	\$507,500	08-Feb-25
9/32 WILLIAMS ROAD PRAHRAN VIC 3181	\$515,000	12-Mar-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: 15 May 2025

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**10/28-30 RALEIGH STREET
WINDSOR VIC 3181**

1 1 1

Sold Price

^{RS} **\$518,000** ^{UN}Sold Date **07-May-25**Distance **0.95km****11/5 LEWISHAM ROAD WINDSOR
VIC 3181**

1 1 1

Sold Price

\$507,500Sold Date **08-Feb-25**Distance **1.65km****9/32 WILLIAMS ROAD PRAHRAN
VIC 3181**

1 1 1

Sold Price

\$515,000Sold Date **12-Mar-25**Distance **1.98km****RS** = Recent sale**UN** = Undisclosed Sale

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