

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

9/23 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

\$540,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2024

to

28 Feb 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

6/39 EILDON ROAD ST KILDA VIC 3182	\$560,000	10-Jan-25
1/3 GOLDSMITH STREET ELWOOD VIC 3184	\$590,000	16-Nov-24
18/3 COWDEROY STREET ST KILDA WEST VIC 3182	\$550,000	23-Dec-24

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.~~

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6/39 EILDON ROAD ST KILDA VIC 3182

Sold Price

\$560,000

Sold Date

10-Jan-25

 1

 1

 1

Distance

0.23km



1/3 GOLDSMITH STREET ELWOOD VIC 3184

Sold Price

\$590,000

Sold Date

16-Nov-24

 1

 1

 1

Distance

1.88km



18/3 COWDEROY STREET ST KILDA WEST VIC 3182

Sold Price

\$550,000

Sold Date

23-Dec-24

 1

 1

 -

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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