

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

4/50 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 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

19/17A MILTON STREET ELWOOD VIC 3184

\$545,000

05-Jun-25

7/12 ACLAND STREET ST KILDA VIC 3182

\$590,000

18-Oct-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: 28 October 2025

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**19/17A MILTON STREET ELWOOD
VIC 3184**

1 1 1

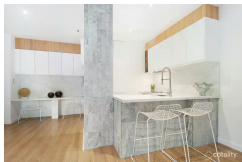
Sold Price

\$545,000

Sold Date

05-Jun-25

Distance

1.85km**7/12 ACLAND STREET ST KILDA
VIC 3182**

1 1 -

Sold Price

^{RS} **\$590,000**

Sold Date

18-Oct-25

Distance

0.65km**RS** = Recent sale**UN** = Undisclosed Sale

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