

## 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

1/50 DALGETY STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,328,000

Property type

House

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 2024

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

5/16 CHARNWOOD ROAD ST KILDA VIC 3182	\$725,000	03-Sep-24
2/14A CHAPEL STREET ST KILDA VIC 3182	\$725,000	31-May-24
2/35 DOCKER STREET ELWOOD VIC 3184	\$740,000	05-Oct-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.~~

This Statement of Information was prepared on: 21 October 2024

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**5/16 CHARNWOOD ROAD ST  
KILDA VIC 3182**

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Sold Price **\$725,000** Sold Date **03-Sep-24**Distance **0.41km****2/14A CHAPEL STREET ST KILDA  
VIC 3182**

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Sold Price

Sold Date **31-May-24**Distance **1.04km****2/35 DOCKER STREET ELWOOD  
VIC 3184**

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Sold Price

<sup>RS</sup> **\$740,000** Sold Date **05-Oct-24**Distance **3.22km**

RS = Recent sale

UN = Undisclosed Sale

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