

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

12 Dalgety Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$690,000

&

\$740,000

Median sale price

Median price

\$543,750

Property Type

Unit

Suburb

St Kilda

Period - From

11/01/2023

to

10/01/2024

Source

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.

	Address of comparable property	Price	Date of sale
1	2/3 Eildon Ct ST KILDA 3182	\$745,000	25/11/2023
2	1/2 Hood St ELWOOD 3184	\$720,000	16/12/2023
3	1/8 Henry St WINDSOR 3181	\$680,000	30/11/2023

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:

11/01/2024 15:40



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

11/01/2023 - 10/01/2024: \$543,750

Comparable Properties



2/3 Eildon Ct ST KILDA 3182 (REI)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Unit



1/2 Hood St ELWOOD 3184 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Apartment



1/8 Henry St WINDSOR 3181 (REI)

Agent Comments



Price: \$680,000

Method: Sold Before Auction

Date: 30/11/2023

Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017