

# 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

1/39 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)

Range between \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,725,800

Property Type House

Suburb St Kilda

Period - From 01/01/2022

to 31/12/2022

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	24 Jervois St ST KILDA EAST 3183	\$1,500,000	23/01/2023
2	5/315 Barkly St ELWOOD 3184	\$1,455,000	23/01/2023
3	60 Octavia St ST KILDA 3182	\$1,440,000	14/10/2022

**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:

03/04/2023 17:00



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2022: \$1,725,800

## Comparable Properties



24 Jervois St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$1,500,000

Method: Private Sale

Date: 23/01/2023

Property Type: House

Land Size: 338 sqm approx



5/315 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,455,000

Method: Private Sale

Date: 23/01/2023

Property Type: Townhouse (Res)

Land Size: 596 sqm approx



60 Octavia St ST KILDA 3182 (REI/VG)

Agent Comments

3 1 -

Price: \$1,440,000

Method: Sold Before Auction

Date: 14/10/2022

Property Type: House (Res)

Land Size: 201 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372