## 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

7/29 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 \$500,000 & \$550,000	Single Price			\$500,000	&	\$550,000	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$505,000	Prop	erty type	Unit		Suburb	St Kilda
Period-from	01 Jul 2024	to	30 Jun 2	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
5/24 PARK STREET ST KILDA WEST VIC 3182	\$550,000	30-Jun-25
8/19 REDAN STREET ST KILDA VIC 3182	\$535,000	15-May-25
15/81 ALMA ROAD ST KILDA VIC 3182	\$544,000	18-Mar-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: 16 July 2025



Susie Novak

P 0385393333

M 0402205399

E susienovak@mcgrath.com.au



5/24 PARK STREET ST KILDA WEST VIC 3182

□ 1

Sold Price

RS \$550,000 Sold Date 30-Jun-25

Distance

0.6km

0.81km



8/19 REDAN STREET ST KILDA VIC Sold Price 3182

\$535,000 Sold Date 15-May-25

Distance

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15/81 ALMA ROAD ST KILDA VIC 3182

Sold Price

**\$544,000** Sold Date **18-Mar-25** 

Distance 0.9km ₾ 1 **=** 2 \$1

**RS** = Recent sale

UN = Undisclosed Sale

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