

## 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

3/104 BARKLY 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

7/6 CHARLOTTE PLACE ST KILDA VIC 3182	\$858,500	27-Nov-24
10/4 PILLEY STREET ST KILDA EAST VIC 3183	\$855,000	02-Oct-24
304/233-241 CHAPEL STREET PRAHRAN VIC 3181	\$860,000	23-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: 18 December 2024

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**7/6 CHARLOTTE PLACE ST KILDA  
VIC 3182**

Sold Price

<sup>RS</sup> **\$858,500** <sup>UN</sup>
Sold Date **27-Nov-24**

2 2 1

Distance **1.07km**

**10/4 PILLEY STREET ST KILDA  
EAST VIC 3183**

Sold Price

**\$855,000**Sold Date **02-Oct-24**

2 2 2

Distance **1.52km**

**304/233-241 CHAPEL STREET  
PRAHRAN VIC 3181**

Sold Price

**\$860,000**Sold Date **23-Oct-24**

2 1 2

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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