

## 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

2/97 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2023

to

31 Aug 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

17/76-80 GREY STREET ST KILDA VIC 3182	\$610,000	17-Apr-24
10/13-15 SPENSER STREET ST KILDA VIC 3182	\$625,000	08-Jun-24
5/287 BARKLY STREET ST KILDA VIC 3182	\$629,000	15-Jul-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: 17 September 2024

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**17/76-80 GREY STREET ST KILDA  
VIC 3182**

2 1 1

Sold Price

**\$610,000**

Sold Date

**17-Apr-24**

Distance

**0.13km**



**10/13-15 SPENSER STREET ST  
KILDA VIC 3182**

2 1 1

Sold Price

**\$625,000**

Sold Date

**08-Jun-24**

Distance

**0.81km**



**5/287 BARKLY STREET ST KILDA  
VIC 3182**

2 1 1

Sold Price

**\$629,000**

Sold Date

**15-Jul-24**

Distance

**1.14km**

RS = Recent sale

UN = Undisclosed Sale

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