

## 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

310/173-177 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

\$475,000

&

\$505,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 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

304/182 BARKLY STREET ST KILDA VIC 3182	\$503,000	21-Nov-24
112/163 FITZROY STREET ST KILDA VIC 3182	\$505,000	13-Dec-24
411/173-177 BARKLY STREET ST KILDA VIC 3182	\$478,000	26-Sep-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: 04 February 2025

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**304/182 BARKLY STREET ST KILDA VIC 3182** Sold Price **\$503,000** Sold Date **21-Nov-24**  
 Distance **0.12km**  
 2 1 1



**112/163 FITZROY STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$505,000** <sup>UN</sup> Sold Date **13-Dec-24**  
 Distance **0.97km**  
 2 1 1



**411/173-177 BARKLY STREET ST KILDA VIC 3182** Sold Price **\$478,000** Sold Date **26-Sep-24**  
 Distance **0km**  
 2 1 1

RS = Recent sale      UN = Undisclosed Sale

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