Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	8/98 Barkly Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,100,000

Median sale price

Median price \$1,590,000	Property Type	House	Suburb	St Kilda
Period - From 01/10/2024	to 31/12/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	4/98 Westbury St BALACLAVA 3183	\$1,160,000	09/12/2024
2	8/1-5 Martin St ST KILDA 3182	\$1,100,000	06/12/2024
3			

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:	06/02/2025 11:39



Date of sale



Kon Galitos 9593 4500 0414 902 680

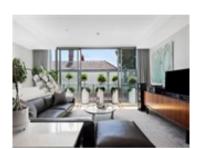




Property Type: Townhouse

Indicative Selling Price \$1,100,000 Median House Price December quarter 2024: \$1,590,000

Comparable Properties



4/98 Westbury St BALACLAVA 3183 (REI/VG)

3

3

3 2

Agent Comments

Price: \$1,160,000 **Method:** Private Sale **Date:** 09/12/2024

Property Type: Townhouse (Single)

8/1-5 Martin St ST KILDA 3182 (REI)

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1

Agent Comments

Price: \$1,100,000 **Method:** Private Sale **Date:** 06/12/2024

Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



