

## 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

7/178-180 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

\$400,000

&

\$440,000

### 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

3/60 CLYDE STREET ST KILDA VIC 3182	\$450,000	21-Dec-24
3/12 VALE STREET ST KILDA VIC 3182	\$411,000	06-Nov-24
206/60 WELLINGTON STREET ST KILDA VIC 3182	\$400,000	05-Dec-24

OR

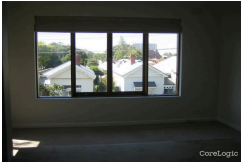
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 February 2025

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**3/60 CLYDE STREET ST KILDA VIC  
3182**

Sold Price

**\$450,000**

Sold Date

**21-Dec-24**

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Distance

**0.45km****3/12 VALE STREET ST KILDA VIC  
3182**

Sold Price

**\$411,000**

Sold Date

**06-Nov-24**

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Distance

**0.29km****206/60 WELLINGTON STREET ST  
KILDA VIC 3182**

Sold Price

**\$400,000**

Sold Date

**05-Dec-24**

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Distance

**1.33km**

RS = Recent sale

UN = Undisclosed Sale

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