

## 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

4/70 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

\$720,000

&

\$760,000

### 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

1/50 DALGETY STREET ST KILDA VIC 3182	\$718,800	10-Nov-24
DB02/8 BLANCHE STREET ST KILDA VIC 3182	\$700,000	03-Oct-24
5/16 CHARNWOOD ROAD ST KILDA VIC 3182	\$725,000	03-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: 12 December 2024

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**1/50 DALGETY STREET ST KILDA  
 VIC 3182**

1 1 -

Sold Price <sup>RS</sup> **\$718,800** <sup>UN</sup> Sold Date **10-Nov-24**

Distance **0.34km**



**DB02/8 BLANCHE STREET ST  
 KILDA VIC 3182**

2 1 -

Sold Price **\$700,000** Sold Date **03-Oct-24**

Distance **0.36km**



**5/16 CHARNWOOD ROAD ST  
 KILDA VIC 3182**

2 1 -

Sold Price **\$725,000** Sold Date **03-Sep-24**

Distance **0.48km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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