# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 10/220 Barkly Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$525,000				
Median sale price					

Median price \$51	1,500 Pr	operty Type U	nit	Suburb	St Kilda
Period - From 01/0	07/2024 to	30/06/2025	Sourc	e 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 six 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	3/51 Union St WINDSOR 3181	\$525,000	01/08/2025
2	15/25 Jackson St ST KILDA 3182	\$525,000	10/07/2025
3	9/3 Charnwood Rd ST KILDA 3182	\$532,000	10/05/2025

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:

04/09/2025 10:30









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$525,000 Median Unit Price Year ending June 2025: \$511,500

# **Comparable Properties**

3/51 Union St WINDSOR 3181 (REI/VG)   2 1   Price: \$525,000   Method: Private Sale   Date: 01/08/2025   Property Type: Unit	Agent Comments
15/25 Jackson St ST KILDA 3182 (REI) 2 1 2 2 Price: \$525,000 Method: Private Sale Date: 10/07/2025 Property Type: Apartment	Agent Comments
9/3 Charnwood Rd ST KILDA 3182 (REI/VG) 2 1 2 1 1 Price: \$532,000 Method: Private Sale Date: 10/05/2025 Property Type: Unit	Agent Comments

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