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	213/173 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

Range between \$330,000 & \$360,000	Range between	\$330,000	&	\$360,000
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Median sale price

Median price	\$511,500	Pro	perty Type Ur	iit		Suburb	St Kilda
Period - From	01/07/2024	to	30/06/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	106/72 Acland St ST KILDA 3182	\$335,000	05/09/2025
2	610/181-185 St Kilda Rd ST KILDA 3182	\$349,000	21/08/2025
3	117/173 Barkly St ST KILDA 3182	\$345,000	01/08/2025

OR

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

This Statement of Information was prepared on:	16/09/2025 10:12





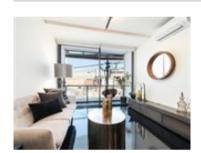




Agent Comments

Indicative Selling Price \$330,000 - \$360,000 **Median Unit Price** Year ending June 2025: \$511,500

Comparable Properties



106/72 Acland St ST KILDA 3182 (REI)

Price: \$335,000 Method: Private Sale Date: 05/09/2025

Property Type: Apartment

Agent Comments



610/181-185 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

Price: \$349,000 Method: Private Sale Date: 21/08/2025

Property Type: Apartment

117/173 Barkly St ST KILDA 3182 (REI)

Agent Comments

Price: \$345,000 Method: Private Sale Date: 01/08/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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