

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

213/173 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$511,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2024

to

30/06/2025

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 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	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 comparable properties 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



Property Type: Strata Unit/Flat
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)

Agent Comments



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



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