

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

24/185 BARKLY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

3/246 BARKLY STREET ST KILDA VIC 3182	\$950,000	25-Jul-25
3/93 CARLISLE STREET ST KILDA VIC 3182	\$1,000,000	30-Oct-25
16/15 INKERMAN STREET ST KILDA VIC 3182	\$1,000,000	09-Jul-25

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: 13 November 2025

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



**3/246 BARKLY STREET ST KILDA
VIC 3182**

Sold Price **\$950,000** Sold Date **25-Jul-25**

2 2 2

Distance **0.44km**



**3/93 CARLISLE STREET ST KILDA
VIC 3182**

Sold Price ^{RS} **\$1,000,000** ^{UN} Sold Date **30-Oct-25**

2 2 1

Distance **0.45km**



**16/15 INKERMAN STREET ST KILDA
VIC 3182**

Sold Price **\$1,000,000** Sold Date **09-Jul-25**

2 2 1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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