

## 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

314/173-177 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

\$425,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 2025

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

9/197 INKERMAN STREET ST KILDA VIC 3182	\$425,000	22-Jun-25
24/64 FITZROY STREET ST KILDA VIC 3182	\$440,000	29-Apr-25
3/82 HOTHAM STREET ST KILDA EAST VIC 3183	\$435,000	02-Mar-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: 16 July 2025



**9/197 INKERMAN STREET ST  
KILDA VIC 3182**

1 1 1

Sold Price

<sup>RS</sup>

**\$425,000**

Sold Date

**22-Jun-25**

Distance

**0.86km**



**24/64 FITZROY STREET ST KILDA  
VIC 3182**

1 1 1

Sold Price

**\$440,000**

Sold Date

**29-Apr-25**

Distance

**1.01km**



**3/82 HOTHAM STREET ST KILDA  
EAST VIC 3183**

1 1 1

Sold Price

**\$435,000**

Sold Date

**02-Mar-25**

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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