

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

4/285 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

\$435,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 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

G02/88 CARLISLE STREET ST KILDA VIC 3182	\$439,800	13-Nov-24
5/12 ACLAND STREET ST KILDA VIC 3182	\$470,000	04-Apr-25
6/52-54 CLYDE STREET ST KILDA VIC 3182	\$445,000	17-Apr-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 May 2025

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602/88 CARLISLE STREET ST KILDA VIC 3182

1 1 1

Sold Price **\$439,800** Sold Date **13-Nov-24**

Distance **0.85km**

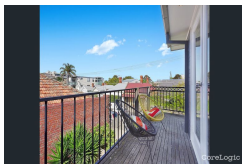


5/12 ACLAND STREET ST KILDA VIC 3182

1 1 -

Sold Price ^{RS} **\$470,000** Sold Date **04-Apr-25**

Distance **1.2km**



6/52-54 CLYDE STREET ST KILDA VIC 3182

1 1 1

Sold Price ^{RS} **\$445,000** Sold Date **17-Apr-25**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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