

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

6/9-11 VALE 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

\$580,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2024

to

30 Nov 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

5/170-172 BARKLY STREET ST KILDA VIC 3182	\$640,000	19-Oct-25
1/97 BARKLY STREET ST KILDA VIC 3182	\$640,000	22-Nov-25
104/63 ACLAND STREET ST KILDA VIC 3182	\$630,000	30-Aug-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: 08 December 2025

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5/170-172 BARKLY STREET ST KILDA VIC 3182

2 1 1

Sold Price **\$640,000** Sold Date **19-Oct-25**

Distance **0.19km**



1/97 BARKLY STREET ST KILDA VIC 3182

2 1 1

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **22-Nov-25**

Distance **0.36km**



104/63 ACLAND STREET ST KILDA VIC 3182

2 1 1

Sold Price **\$630,000** Sold Date **30-Aug-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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