

# 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

11/185 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)

Range between \$880,000 & \$940,000

### Median sale price

Median price \$1,585,000 Property Type House Suburb St Kilda

Period - From 01/01/2023 to 31/12/2023 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	44/350 Beaconsfield Pde ST KILDA WEST 3182	\$920,000	19/11/2023
2	17/185 Barkly St ST KILDA 3182	\$902,000	06/02/2024
3	1/185 Barkly St ST KILDA 3182	\$885,000	22/11/2023

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:

19/03/2024 15:37



 3   
  2   
  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$880,000 - \$940,000

**Median House Price**

Year ending December 2023: \$1,585,000

## Comparable Properties



**44/350 Beaconsfield Pde ST KILDA WEST  
3182 (REI/VG)**

Agent Comments

 2   
  2   
  1

**Price:** \$920,000

**Method:** Sold After Auction

**Date:** 19/11/2023

**Property Type:** Apartment



**17/185 Barkly St ST KILDA 3182 (REI)**

Agent Comments

 2   
  2   
  2

**Price:** \$902,000

**Method:** Sold Before Auction

**Date:** 06/02/2024

**Property Type:** Unit



**1/185 Barkly St ST KILDA 3182 (REI/VG)**

Agent Comments

 2   
  2   
  2

**Price:** \$885,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372