

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

20/185 Barkly Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$940,000

&

\$1,000,000

Median sale price

Median price

\$975,000

Property Type

Townhouse

Suburb

St Kilda

Period - From

07/07/2025

to

06/07/2026

Source

Property Data

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	11/52 Clyde St ST KILDA 3182	\$975,000	30/05/2026
2	1/12 Daley St ELWOOD 3184	\$950,000	12/05/2026
3	405/5 Alma Rd ST KILDA 3182	\$941,000	02/04/2026

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:

07/07/2026 10:37

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Indicative Selling Price

\$940,000 - \$1,000,000

Median Townhouse Price

07/07/2025 - 06/07/2026: \$975,000



3 2.5 1

Property Type: Apartment

Agent Comments

Comparable Properties



11/52 Clyde St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$975,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Townhouse (Res)



1/12 Daley St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Private Sale

Date: 12/05/2026

Property Type: Apartment



405/5 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 2 1

Price: \$941,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment

Account - Jellis Craig Elwood | P: 03 9531 1245