

## 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

25/220 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 2024

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

105/27-31 HERBERT STREET ST KILDA VIC 3182	\$580,000	06-Feb-24
103B/21 INKERMAN STREET ST KILDA VIC 3182	\$595,000	20-Feb-24
101/76 BARKLY STREET ST KILDA VIC 3182	\$583,000	29-Feb-24

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 April 2024

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**105/27-31 HERBERT STREET ST  
 KILDA VIC 3182**

2 2 -

Sold Price **\$580,000** Sold Date **06-Feb-24**

Distance **0.24km**



**103B/21 INKERMAN STREET ST  
 KILDA VIC 3182**

2 2 -

Sold Price <sup>RS</sup> **\$595,000** Sold Date **20-Feb-24**

Distance **0.67km**



**101/76 BARKLY STREET ST KILDA  
 VIC 3182**

2 2 1

Sold Price <sup>RS</sup> **\$583,000** Sold Date **29-Feb-24**

Distance **0.95km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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