

## 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

34 CLYDE 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,515,000

Property type

House

Suburb

St Kilda

Period-from

01 May 2025

to

30 Apr 2026

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 41 HAVELOCK STREET ST KILDA VIC 3182 | \$1,200,000 | 07-Jul-25 |
| 115 BARKLY STREET ST KILDA VIC 3182  | \$1,037,000 | 08-Aug-25 |
| 117 BARKLY STREET ST KILDA VIC 3182  | \$1,055,000 | 07-Oct-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: 11 May 2026

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**41 HAVELOCK STREET ST KILDA  
VIC 3182**

Sold Price **\$1,200,000** Sold Date **07-Jul-25**

2 1 1

Distance **0.2km**



**115 BARKLY STREET ST KILDA VIC  
3182**

Sold Price **\$1,037,000** Sold Date **08-Aug-25**

2 1 2

Distance **0.24km**



**117 BARKLY STREET ST KILDA VIC  
3182**

Sold Price **\$1,055,000** Sold Date **07-Oct-25**

2 1 3

Distance **0.24km**

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

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