Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6/174 Barkly Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$450,000	&	\$490,000

Median sale price

Median price	\$505,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/01/2025	to	31/03/2025		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

Add	Address of comparable property		Date of sale
1	6/124 Brighton Rd RIPPONLEA 3185	\$450,000	30/04/2025
2	10/53 Chapel St ST KILDA 3182	\$470,000	30/11/2024
3	8/6 Marriott St ST KILDA 3182	\$470,000	28/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/05/2025 15:05









Property Type: Divorce/Estate/Family Transfers **Agent Comments**

Indicative Selling Price \$450,000 - \$490,000 **Median Unit Price** March quarter 2025: \$505,000

Comparable Properties



6/124 Brighton Rd RIPPONLEA 3185 (REI)

Price: \$450,000

Method: Sold Before Auction

Date: 30/04/2025

Property Type: Apartment

Agent Comments



10/53 Chapel St ST KILDA 3182 (REI/VG)

2



Agent Comments

Price: \$470,000 Method: Private Sale Date: 30/11/2024

Property Type: Apartment



8/6 Marriott St ST KILDA 3182 (REI/VG)

Price: \$470,000 Method: Private Sale Date: 28/11/2024

Property Type: Apartment

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.