

# 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

6/174 Barkly Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$505,000 Property 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	Price	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 comparable properties 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)**

Agent Comments



**Price:** \$450,000  
**Method:** Sold Before Auction  
**Date:** 30/04/2025  
**Property Type:** Apartment



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

Agent Comments



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 30/11/2024  
**Property Type:** Apartment



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

Agent Comments



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 28/11/2024  
**Property Type:** Apartment

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