

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 312/173 Barkly Street, St Kilda Vic 3182

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 \$515,000 Property Type Unit Suburb St Kilda

Period - From 27/04/2025 to 26/04/2026 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	204C/3 Greeves St ST KILDA 3182	\$485,000	29/01/2026
2	120/135 Inkerman St ST KILDA 3182	\$470,000	04/12/2025
3	417/74 Queens Rd MELBOURNE 3004	\$485,000	02/12/2025

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: 27/04/2026 12:01

312/173 Barkly Street, St Kilda Vic 3182



Rooms: 3
Property Type: Flat
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
27/04/2025 - 26/04/2026: \$515,000

Comparable Properties



204C/3 Greeves St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment



120/135 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment



417/74 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 02/12/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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