

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

302/173-177 BARKLY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 2025

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

107/173-177 BARKLY STREET ST KILDA VIC 3182	\$305,000	11-Jun-24
417/173-177 BARKLY STREET ST KILDA VIC 3182	\$300,000	20-Jun-24
302/7 BELFORD STREET ST KILDA VIC 3182	\$315,000	11-Sep-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: 25 February 2025



**107/173-177 BARKLY STREET ST
KILDA VIC 3182**

1 1 -

Sold Price **\$305,000** Sold Date **11-Jun-24**

Distance **0km**

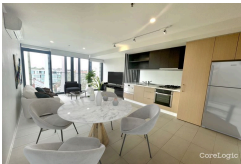


**417/173-177 BARKLY STREET ST
KILDA VIC 3182**

1 1 -

Sold Price **\$300,000** Sold Date **20-Jun-24**

Distance **0km**



**302/7 BELFORD STREET ST KILDA
VIC 3182**

1 1 1

Sold Price **\$315,000** Sold Date **11-Sep-24**

Distance **0.03km**



**11/23 IRWELL STREET ST KILDA
VIC 3182**

1 1 -

Sold Price **\$305,000** Sold Date **13-Dec-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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