

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

320 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,655,000 Property Type House Suburb St Kilda

Period - From 04/03/2025 to 03/03/2026 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	30 Goldsmith St ELWOOD 3184	\$2,300,000	10/01/2026
2			
3			

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: 04/03/2026 11:48



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
04/03/2025 - 03/03/2026: \$1,655,000

Comparable Properties



30 Goldsmith St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$2,300,000
Method: Private Sale
Date: 10/01/2026
Property Type: House (Res)
Land Size: 394 sqm approx

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.