

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

10/220 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$512,750

Property Type

Unit

Suburb

St Kilda

Period - From

04/07/2024

to

03/07/2025

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	5/24 Park St ST KILDA WEST 3182	\$550,000	30/06/2025
2	2/193 Brighton Rd ELWOOD 3184	\$540,000	28/06/2025
3	8/66-70 Grosvenor St BALACLAVA 3183	\$535,000	21/06/2025

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:

04/07/2025 13:04



 2
  1
  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

04/07/2024 - 03/07/2025: \$512,750

Comparable Properties



5/24 Park St ST KILDA WEST 3182 (REI)

Agent Comments

 2
  1
  1

Price: \$550,000

Method: Private Sale

Date: 30/06/2025

Property Type: Apartment



2/193 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

 2
  1
  1

Price: \$540,000

Method: Private Sale

Date: 28/06/2025

Property Type: Apartment



8/66-70 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

 2
  1
  1

Price: \$535,000

Method: Sold Before Auction

Date: 21/06/2025

Property Type: Apartment

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