Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	208/182 Barkly Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$520,000	Property Type U	nit	Suburb	St Kilda
Period - From 01/04/2024	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

Aut	areas or comparable property	1 1100	Date of Sale
1	21/3 Herbert St ST KILDA 3182	\$350,000	26/04/2025
2	5/23 Irwell St ST KILDA 3182	\$350,000	15/04/2025
3	3/340 Beaconsfield Pde ST KILDA WEST 3182	\$330,000	27/02/2025

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:	12/06/2025 11:52



Date of sale



Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$350,000 **Median Unit Price** Year ending March 2025: \$520,000





Agent Comments

Comparable Properties

21/3 Herbert St ST KILDA 3182 (VG)





Agent Comments

Price: \$350,000 Method: Sale Date: 26/04/2025

Property Type: Strata Unit/Flat



5/23 Irwell St ST KILDA 3182 (REI/VG)







Price: \$350,000 Method: Private Sale Date: 15/04/2025

Property Type: Apartment

Agent Comments

3/340 Beaconsfield Pde ST KILDA WEST 3182 (VG)





Price: \$330,000 Method: Sale Date: 27/02/2025

Property Type: Strata Unit/Flat

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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