

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

3/246 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$940,000 & \$1,010,000

Median sale price

Median price \$1,670,000 Property Type House Suburb St Kilda

Period - From 01/01/2025 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	Price	Date of sale
1	21 Malakoff St ST KILDA EAST 3183	\$950,000	06/06/2025
2	4/30 Gourlay St BALACLAVA 3183	\$1,020,000	23/06/2025
3	2/25 Neptune St ST KILDA 3182	\$1,030,000	02/04/2025

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:

02/07/2025 14:44

3/246 Barkly Street, St Kilda Vic 3182



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Indicative Selling Price

\$940,000 - \$1,010,000

Median House Price

March quarter 2025: \$1,670,000



2 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



21 Malakoff St ST KILDA EAST 3183 (REI)

Agent Comments

2 2 1

Price: \$950,000

Method: Private Sale

Date: 06/06/2025

Property Type: Townhouse (Single)



4/30 Gourlay St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$1,020,000

Method: Private Sale

Date: 23/06/2025

Property Type: Townhouse (Res)



2/25 Neptune St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$1,030,000

Method: Private Sale

Date: 02/04/2025

Property Type: Townhouse (Single)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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