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	75 Barkly Street, St Kilda VIC 3182

Indicative selling price

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

Range between $1,450,000 & $1,540,000

Median sale price

Median price $1,725,000 Property Type House Suburb St Kilda

Period - From 09/07/2025 to 08/01/2026 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
41 Marriott St, St Kilda Vic	$1,472,000	29/11/2025
19 Smith St, St Kilda Vic	$1,515,000	23/08/2025
37 Marriott St, St Kilda Vic	$1,650,000	30/10/2025

This Statement of Information was prepared on: 09/01/2026