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	15/174 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Single price $625,000

Median sale price

Median price $535,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2025 to 31/12/2025 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.

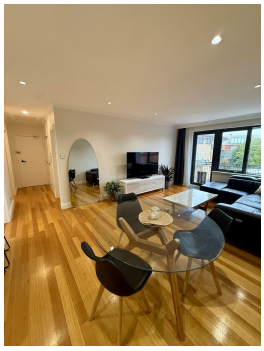
	Address of comparable property	Price	Date of sale
1	25/41 Chapel St ST KILDA 3182	$591,500	17/03/2026
2	14/135 Fitzroy St ST KILDA 3182	$600,000	16/03/2026
3	6/26 Charnwood Cr ST KILDA 3182	$590,000	13/03/2026

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: 31/03/2026 12:41

15/174 Barkly Street, St Kilda Vic 3182



2 1 1

Property Type: Apartment
Land Size: 1027 sqm approx

Agent Comments

Indicative Selling Price
$625,000
Median Unit Price
December quarter 2025: $535,000

Comparable Properties



25/41 Chapel St ST KILDA 3182 (REI)

2 1 1

Price: $591,500
Method: Sold Before Auction
Date: 17/03/2026
Property Type: Apartment

Agent Comments



14/135 Fitzroy St ST KILDA 3182 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 16/03/2026
Property Type: Apartment
Land Size: 85 sqm approx

Agent Comments



6/26 Charnwood Cr ST KILDA 3182 (REI)

2 1 1

Price: $590,000
Method: Private Sale
Date: 13/03/2026
Property Type: Apartment

Agent Comments

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

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