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	11/185 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between $890,000 & $920,000

Median sale price

Median price $600,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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	6/29 Dickens St ELWOOD 3184	$905,000	02/03/2024
2	2/11 Gordon Av ELWOOD 3184	$900,000	14/12/2023
3	3/22 Wave St ELWOOD 3184	$893,000	25/10/2023

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: 08/04/2024 16:06

11/185 Barkly Street, St Kilda Vic 3182



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$890,000 - $920,000
Median Unit Price
December quarter 2023: $600,000

Comparable Properties



6/29 Dickens St ELWOOD 3184 (REI)

3 1 1

Price: $905,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit

Agent Comments



2/11 Gordon Av ELWOOD 3184 (REI/VG)

3 1 1

Price: $900,000
Method: Sold Before Auction
Date: 14/12/2023
Property Type: Apartment

Agent Comments



3/22 Wave St ELWOOD 3184 (REI/VG)

3 1 1

Price: $893,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: Apartment

Agent Comments

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

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