

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

262 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,710,000 Property Type House Suburb St Kilda

Period - From 05/02/2025 to 04/02/2026 Source Property Data

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	4/51-55 Goldsmith St ELWOOD 3184	\$2,025,000	15/11/2025
2	29 Goldsmith St ELWOOD 3184	\$2,150,000	30/09/2025
3	16 Moore St ELWOOD 3184	\$2,240,000	25/09/2025

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.~~

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Sam Gamon

03 9531 1245

0425 702 574

samgamon@jellisrcraig.com.au



5 3 1

Property Type: House

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

05/02/2025 - 04/02/2026: \$1,710,000

Comparable Properties



4/51-55 Goldsmith St ELWOOD 3184 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,025,000

Method: Private Sale

Date: 15/11/2025

Property Type: Townhouse (Res)



29 Goldsmith St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,150,000

Method: Private Sale

Date: 30/09/2025

Property Type: House

Land Size: 294 sqm approx



16 Moore St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$2,240,000

Method: Expression of Interest

Date: 25/09/2025

Property Type: House

Land Size: 219 sqm approx

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245



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