

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,540,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb St Kilda

Period - From 01/10/2024

to

30/09/2025

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	122 Argyle St ST KILDA 3182	\$1,444,000	08/11/2025
2	19 Wordsworth St ST KILDA 3182	\$1,530,000	06/10/2025
3	19 Smith St ST KILDA 3182	\$1,515,000	23/08/2025

**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:

19/11/2025 16:49



3   
 1   
 1

**Rooms:** 4

**Property Type:** House

**Land Size:** 273 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

Year ending September 2025: \$1,600,000

## Comparable Properties



**122 Argyle St ST KILDA 3182 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$1,444,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)



**19 Wordsworth St ST KILDA 3182 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$1,530,000

**Method:** Private Sale

**Date:** 06/10/2025

**Property Type:** House (Res)

**Land Size:** 233 sqm approx



**19 Smith St ST KILDA 3182 (REI/VG)**

Agent Comments

3   
 1   
 -

**Price:** \$1,515,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 210 sqm approx

**Account - Marshall White** | P: 03 9822 9999