

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 \$1,400,000 & \$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)



2



1



1

Price: \$1,444,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Agent Comments



19 Wordsworth St ST KILDA 3182 (REI)



2



1



1

Price: \$1,530,000

Method: Private Sale

Date: 06/10/2025

Property Type: House (Res)

Land Size: 233 sqm approx

Agent Comments



19 Smith St ST KILDA 3182 (REI/VG)



3



1



-

Price: \$1,515,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 210 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999