

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

3/69 BARKLY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

8/69 BARKLY STREET ST KILDA VIC 3182	\$300,000	13-Oct-25
11/40 WATERLOO CRESCENT ST KILDA VIC 3182	\$290,000	21-Aug-25
4/15 CARDIGAN STREET ST KILDA EAST VIC 3183	\$300,000	27-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 16 December 2025



**8/69 BARKLY STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price

\$300,000

Sold Date

13-Oct-25

Distance

0km



**11/40 WATERLOO CRESCENT ST
KILDA VIC 3182**

 1  1  1

Sold Price

\$290,000

Sold Date

21-Aug-25

Distance

0.18km



**4/15 CARDIGAN STREET ST KILDA
EAST VIC 3183**

 1  1  1

Sold Price

\$300,000

Sold Date

27-Jun-25

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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