

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

403/173-177 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2025

to

31 Jan 2026

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

213/173-177 BARKLY STREET ST KILDA VIC 3182	\$325,000	12-Dec-25
201/12 MARTIN STREET ST KILDA VIC 3182	\$345,000	08-Nov-25
4/126 INKERMAN STREET ST KILDA VIC 3182	\$340,000	19-Sep-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: 23 February 2026



**213/173-177 BARKLY STREET ST
KILDA VIC 3182**

Sold Price **\$325,000** Sold Date **12-Dec-25**

 1  1  1

Distance **0km**



**201/12 MARTIN STREET ST KILDA
VIC 3182**

Sold Price **\$345,000** Sold Date **08-Nov-25**

 1  1  1

Distance **0.64km**



**4/126 INKERMAN STREET ST
KILDA VIC 3182**

Sold Price **\$340,000** Sold Date **19-Sep-25**

 1  1  1

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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