

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 504/78 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$395,000 & \$420,000

Median sale price

Median price \$520,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2024 to 30/09/2024 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	502A/33 Inkerman St ST KILDA 3182	\$415,000	27/08/2024
2	23/9 Inkerman St ST KILDA 3182	\$439,000	18/07/2024
3	402/78 Inkerman St ST KILDA 3182	\$432,500	07/07/2024

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: 06/11/2024 10:06



1
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Rooms: 2
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$395,000 - \$420,000
Median Unit Price
 September quarter 2024: \$520,000

Comparable Properties



502A/33 Inkerman St ST KILDA 3182 (REI)

Agent Comments

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Price: \$415,000
Method: Private Sale
Date: 27/08/2024
Property Type: Apartment



23/9 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$439,000
Method: Private Sale
Date: 18/07/2024
Property Type: Apartment



402/78 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$432,500
Method: Private Sale
Date: 07/07/2024
Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200