

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

13/193-195 INKERMAN 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

202/163-169 INKERMAN STREET ST KILDA VIC 3182	\$476,000	28-Aug-23
214F/7 GREEVES STREET ST KILDA VIC 3182	\$450,000	20-Nov-24
504A/33 INKERMAN STREET ST KILDA VIC 3182	\$460,000	28-Oct-24

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: 27 February 2025



202/163-169 INKERMAN STREET ST KILDA VIC 3182 Sold Price

\$476,000 Sold Date **28-Aug-23**

 2  1  1

Distance **0.15km**



214F/7 GREEVES STREET ST KILDA VIC 3182 Sold Price

\$450,000 Sold Date **20-Nov-24**

 2  1  1

Distance **0.63km**



504A/33 INKERMAN STREET ST KILDA VIC 3182 Sold Price

\$460,000 Sold Date **28-Oct-24**

 2  1  1

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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