

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 10/226 Inkerman Street, St Kilda East VIC 3183

Indicative selling price

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

Range between \$470,000 & \$515,000

Median sale price

Median price \$610,000 Property type Unit Suburb ST KILDA EAST
Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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. 41/16a Chapel St ST KILDA 3182	\$515,000	24/09/2023
2. 909/6 St Kilda Rd ST KILDA 3182	\$505,000	24/11/2023
3. 4/22 Gibbs St BALACLAVA	\$500,000	18/11/2023

This Statement of Information was prepared on: 20/02/2024