

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

601/71 INKERMANN 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2024

to

28 Feb 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

10/4 PILLEY STREET ST KILDA EAST VIC 3183	\$855,000	02-Oct-24
3/104 BARKLY STREET ST KILDA VIC 3182	\$885,000	27-Dec-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: 03 March 2025

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**10/4 PILLEY STREET ST KILDA
EAST VIC 3183** 2  2  2

Sold Price

\$855,000

Sold Date

02-Oct-24

Distance

1.36km**3/104 BARKLY STREET ST KILDA
VIC 3182** 2  2  -

Sold Price

\$885,000

Sold Date

27-Dec-24

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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