

## 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

5/130 INKERMAN STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,500

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

|  |           |           |
|--|-----------|-----------|
| 32/87 ALMA ROAD ST KILDA EAST VIC 3183   | \$330,000 | 21-Sep-24 |
| 5/10 GURNER STREET ST KILDA VIC 3182     | \$350,000 | 29-Oct-24 |
| 403/129 FITZROY STREET ST KILDA VIC 3182 | \$360,000 | 06-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: 04 February 2025

Steve FEREN  
 P 95275563  
 M 0418379555  
 E steveferen@mcgrath.com.au



**32/87 ALMA ROAD ST KILDA EAST VIC 3183** Sold Price **\$330,000** Sold Date **21-Sep-24**

1 1 1

Distance **0.45km**



**5/10 GURNER STREET ST KILDA VIC 3182** Sold Price **\$350,000** Sold Date **29-Oct-24**

1 1 1

Distance **0.76km**



**403/129 FITZROY STREET ST KILDA VIC 3182** Sold Price **\$360,000** Sold Date **06-Dec-24**

1 1 1

Distance **1.06km**

RS = Recent sale      UN = Undisclosed Sale

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