

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

212/135 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

\$390,000

&

\$429,000

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

20/1 DUKE STREET ST KILDA VIC 3182	\$415,000	10-Aug-24
302/78 INKERMAN STREET ST KILDA VIC 3182	\$410,000	10-Oct-24
10/41 RAGLAN STREET ST KILDA EAST VIC 3183	\$410,000	15-Mar-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 February 2025



20/1 DUKE STREET ST KILDA VIC 3182

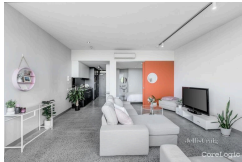
 1  1  1

Sold Price

\$415,000

Sold Date **10-Aug-24**

Distance **0.26km**



302/78 INKERMAN STREET ST KILDA VIC 3182

 1  1  1

Sold Price

\$410,000

Sold Date **10-Oct-24**

Distance **0.32km**



10/41 RAGLAN STREET ST KILDA EAST VIC 3183

 1  1  1

Sold Price

Sold Date **15-Mar-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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