

## 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

104/78 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

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 2024

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

206/78 INKERMAN STREET ST KILDA VIC 3182	\$437,500	13-Jun-24
302/78 INKERMAN STREET ST KILDA VIC 3182	\$410,000	08-Nov-24
504/78 INKERMAN STREET ST KILDA VIC 3182	\$407,500	19-Nov-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: 22 November 2024

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**206/78 INKERMAN STREET ST  
 KILDA VIC 3182**

1 1 1

Sold Price **\$437,500** Sold Date **13-Jun-24**

Distance **0km**



**302/78 INKERMAN STREET ST  
 KILDA VIC 3182**

1 1 1

Sold Price <sup>RS</sup> **\$410,000** <sup>UN</sup> Sold Date **08-Nov-24**

Distance **0km**



**504/78 INKERMAN STREET ST  
 KILDA VIC 3182**

1 1 1

Sold Price <sup>RS</sup> **\$407,500** <sup>UN</sup> Sold Date **19-Nov-24**

Distance **0.03km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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