

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

Indicative selling price

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

Single price

Median sale price

Median price Property Type Suburb
Period - From to Source

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 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	41/116 Inkerman St ST KILDA 3182	\$185,000	28/10/2024
2	4/116 Inkerman St ST KILDA 3182	\$198,000	01/10/2024
3	28/26 Lansdowne Rd ST KILDA EAST 3183	\$200,000	15/06/2024

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 six months.~~

This Statement of Information was prepared on:



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$200,000
Median Unit Price
September quarter 2024: \$585,500

Comparable Properties



41/116 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$185,000
Method: Private Sale
Date: 28/10/2024
Property Type: Apartment



4/116 Inkerman St ST KILDA 3182 (REI)

Agent Comments

- 1 1

Price: \$198,000
Method: Private Sale
Date: 01/10/2024
Property Type: Studio Apartment



28/26 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$200,000
Method: Private Sale
Date: 15/06/2024
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



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