

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

203/135 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

\$290,000

&

\$320,000

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

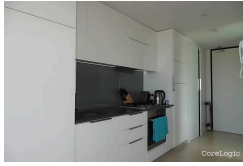
405/109 INKERMAN STREET ST KILDA VIC 3182	\$307,000	14-Jun-24
301/78 INKERMAN STREET ST KILDA VIC 3182	\$328,000	15-Jun-24
107/173-177 BARKLY STREET ST KILDA VIC 3182	\$305,000	11-Jun-24

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: 20 November 2024

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**405/109 INKERMAN STREET ST
 KILDA VIC 3182**

1 1 -

Sold Price **\$307,000** Sold Date **14-Jun-24**

Distance **0.1km**



**301/78 INKERMAN STREET ST
 KILDA VIC 3182**

1 1 -

Sold Price **\$328,000** Sold Date **15-Jun-24**

Distance **0.32km**



**107/173-177 BARKLY STREET ST
 KILDA VIC 3182**

1 1 -

Sold Price **\$305,000** Sold Date **11-Jun-24**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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