

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

8/193-195 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

3/226 INKERMAN STREET ST KILDA EAST VIC 3183	\$490,000	12-Aug-24
214F/7 GREEVES STREET ST KILDA VIC 3182	\$450,000	21-Nov-24
504A/33 INKERMAN STREET ST KILDA VIC 3182	\$460,000	28-Oct-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: 17 December 2024



**3/226 INKERMAN STREET ST
KILDA EAST VIC 3183**

 2  1  1

Sold Price

\$490,000

Sold Date **12-Aug-24**

Distance **0.48km**



**214F/7 GREEVES STREET ST KILDA
VIC 3182**

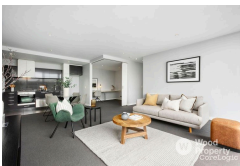
 2  1  1

Sold Price

^{RS} **\$450,000** ^{UN}

Sold Date **21-Nov-24**

Distance **0.65km**



**504A/33 INKERMAN STREET ST
KILDA VIC 3182**

 2  1  1

Sold Price

^{RS} **\$460,000**

Sold Date **28-Oct-24**

Distance **0.65km**



**101C/3 GREEVES STREET ST KILDA
VIC 3182**

 2  1  1

Sold Price

^{RS} **\$470,000**

Sold Date **22-Nov-24**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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