

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 402/135 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2024

to 31/12/2024

Source REIV

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	25/16a Chapel St ST KILDA 3182	\$538,000	14/01/2025
2	107/48 Blenheim St BALACLAVA 3183	\$530,000	13/12/2024
3	9/44 Robe St ST KILDA 3182	\$520,000	11/12/2024

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:

28/01/2025 13:27



 2
  2
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Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$535,000

Median Unit Price

Year ending December 2024: \$520,000

Comparable Properties



25/16a Chapel St ST KILDA 3182 (REI)

Agent Comments

 2
  1
  1

Price: \$538,000
Method: Private Sale
Date: 14/01/2025
Property Type: Apartment



107/48 Blenheim St BALACLAVA 3183 (REI)

Agent Comments

 2
  1
  1

Price: \$530,000
Method: Private Sale
Date: 13/12/2024
Property Type: Apartment



9/44 Robe St ST KILDA 3182 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$520,000
Method: Private Sale
Date: 11/12/2024
Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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