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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

Address  
Including suburb and  
postcode

Conversion: Auction Sale to Private Sale-

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$559,000

## Median sale price

Median price

\$575,000

 Property type 

Unit

 Suburb 

St Kilda East

Period - From 

21/11/2023

 to 

20/11/2024

 Source 

REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
1. 6/386 Inkerman St ST KILDA EAST 3183	\$550,000	04/11/2024
2. 1/13 Cardigan St ST KILDA EAST 3183	\$559,000	25/09/2024

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: 

21/11/2024