

## 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

7/298 ST KILDA ROAD ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 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

304/171-173 INKERMAN STREET ST KILDA VIC 3182	\$580,000	26-May-24
310/78 INKERMAN STREET ST KILDA VIC 3182	\$590,000	13-Apr-24
202/126-126A CHAPEL STREET ST KILDA VIC 3182	\$588,000	01-Mar-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.~~

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**304/171-173 INKERMAN STREET ST** Sold Price <sup>RS</sup> **\$580,000** <sup>UN</sup> Sold Date **26-May-24**  
**KILDA VIC 3182**

2 1 1

Distance **0.24km**



**310/78 INKERMAN STREET ST** Sold Price <sup>RS</sup> **\$590,000** Sold Date **13-Apr-24**  
**KILDA VIC 3182**

2 1 1

Distance **0.18km**



**202/126-126A CHAPEL STREET ST** Sold Price **\$588,000** Sold Date **01-Mar-24**  
**KILDA VIC 3182**

2 1 1

Distance **0.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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