

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

124/135 INKERMANN 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2024

to

28 Feb 2025

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

10/24-26 MILTON STREET ELWOOD VIC 3184	\$610,000	11-Feb-25
24/4 VICTORIA STREET WINDSOR VIC 3181	\$605,000	22-Oct-24
213/47 PORTER STREET PRAHRAN VIC 3181	\$562,500	09-Nov-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: 11 March 2025

Susie Novak
P 0385393333
M 0402205399
E susienovak@mcgrath.com.au



**10/24-26 MILTON STREET
ELWOOD VIC 3184**

2 1 1

Sold Price ^{RS} **\$610,000** ^{UN} Sold Date **11-Feb-25**

Distance **1km**



**24/4 VICTORIA STREET WINDSOR
VIC 3181**

2 1 1

Sold Price **\$605,000** Sold Date **22-Oct-24**

Distance **1.49km**



**213/47 PORTER STREET PRAHRAN
VIC 3181**

2 1 1

Sold Price **\$562,500** Sold Date **09-Nov-24**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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