

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

13/193-195 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

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$504,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2024

to

31 Mar 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

110/80 CARLISLE STREET ST KILDA VIC 3182	\$440,000	23-Oct-24
83/151 FITZROY STREET ST KILDA VIC 3182	\$425,000	13-Nov-24
5/32 WESTBURY STREET ST KILDA EAST VIC 3183	\$445,000	13-Dec-23

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: 09 April 2025



**110/80 CARLISLE STREET ST
KILDA VIC 3182**

 2
  1
  1

Sold Price

\$440,000

Sold Date

23-Oct-24

Distance

0.45km



**83/151 FITZROY STREET ST KILDA
VIC 3182**

 2
  1
  1

Sold Price

\$425,000

Sold Date

13-Nov-24

Distance

1.16km



**5/32 WESTBURY STREET ST KILDA
EAST VIC 3183**

 2
  1
  1

Sold Price

\$445,000

Sold Date

13-Dec-23

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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