

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

217/135 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

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

House

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 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

104/135 INKERMANN STREET ST KILDA VIC 3182	\$499,000	02-Sep-24
411/173-177 BARKLY STREET ST KILDA VIC 3182	\$478,000	26-Sep-24
15/14-16 FITZROY STREET ST KILDA VIC 3182	\$440,000	27-Aug-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: 12 November 2024

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**104/135 INKERMAN STREET ST
KILDA VIC 3182**

2 2 -

Sold Price

^{RS} **\$499,000** Sold Date **02-Sep-24**

Distance **0km**



**411/173-177 BARKLY STREET ST
KILDA VIC 3182**

2 1 1

Sold Price

^{RS} **\$478,000** Sold Date **26-Sep-24**

Distance **0.63km**



**15/14-16 FITZROY STREET ST
KILDA VIC 3182**

2 1 -

Sold Price

\$440,000 Sold Date **27-Aug-24**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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