

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

33/116 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 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

4/82 GREY STREET ST KILDA VIC 3182	\$244,000	13-May-25
6/82 GREY STREET ST KILDA VIC 3182	\$219,500	20-Mar-25
101/153B HIGH STREET PRAHRAN VIC 3181	\$225,000	30-Jan-25

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 July 2025

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4/82 GREY STREET ST KILDA VIC 3182

Sold Price **\$244,000** Sold Date **13-May-25**

 1  1  1

Distance **0.59km**



6/82 GREY STREET ST KILDA VIC 3182

Sold Price **\$219,500** Sold Date **20-Mar-25**

 1  1  1

Distance **0.59km**



101/153B HIGH STREET PRAHRAN VIC 3181

Sold Price **\$225,000** Sold Date **30-Jan-25**

 1  1  1

Distance **1.49km**

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

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