

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

4/22 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

\$390,000

&

\$430,000

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

6/52-54 CLYDE STREET ST KILDA VIC 3182	\$445,000	17-Apr-25
17 ROBE STREET ST KILDA VIC 3182	\$407,000	13-Jan-25
6/2 ROBE STREET ST KILDA VIC 3182	\$400,000	04-Jun-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: 08 July 2025

McGrath St Kilda

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**6/52-54 CLYDE STREET ST KILDA
VIC 3182**

1 1 1

Sold Price

\$445,000

Sold Date

17-Apr-25

Distance

0.32km

**17 ROBE STREET ST KILDA VIC
3182**

1 1 1

Sold Price

^{RS} **\$407,000** ^{UN}

Sold Date

13-Jan-25

Distance

0.47km

**6/2 ROBE STREET ST KILDA VIC
3182**

1 1 -

Sold Price

^{RS} **\$400,000**

Sold Date

04-Jun-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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