

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

2/390 INKERMANN STREET ST KILDA EAST VIC 3183

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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

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

7/2 CELESTE COURT ST KILDA EAST VIC 3183	\$470,000	17-Mar-25
14/325 ORRONG ROAD ST KILDA EAST VIC 3183	\$420,000	11-Mar-25
5/2 WANDO GROVE ST KILDA EAST VIC 3183	\$490,000	15-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: 14 July 2025



**7/2 CELESTE COURT ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$470,000** Sold Date **17-Mar-25**

Distance **0.46km**



**14/325 ORRONG ROAD ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$420,000** Sold Date **11-Mar-25**

Distance **0.52km**



**5/2 WANDO GROVE ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$490,000** Sold Date **15-Jan-25**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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