

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

11/116 INKERMANS 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

\$230,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2024

to

30 Apr 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

6/82 GREY STREET ST KILDA VIC 3182	\$219,500	20-Mar-25
101/153B HIGH STREET PRAHRAN VIC 3181	\$225,000	30-Jan-25
502/74 QUEENS ROAD MELBOURNE VIC 3004	\$225,000	17-Feb-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.

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Steve FEREN
 P 95275563
 M 0418379555
 E steveferen@mcgrath.com.au



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**



502/74 QUEENS ROAD MELBOURNE VIC 3004

Sold Price

Sold Date **17-Feb-25**

1 1 1

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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