

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 10/226 Inkerman Street, St Kilda East 3183

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between \$530,000 & \$580,000

## Median sale price

Median price \$573,000 Property type Unit Suburb St Kilda East  
Period - From 1/4/2023 to 30/6/2023 Source REIV

## 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 six 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
1 6/55 Union Street, Windsor 3181	\$ 580,000	28/06/2023
2 316/135 Inkerman Street, St Kilda 3182	\$ 560,000	20/06/2023
3 9/66 Alma Road, St Kilda 3182	\$ 530,000	15/06/2023

**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 six months.

This Statement of Information was prepared on: 14/09/2023