

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 304/171 Inkerman Street, St Kilda 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 \$575,000 & \$630,000

Median sale price

Median price \$575,000 Property type Apartment Suburb St Kilda

Period - From 01/10/2023 to 31/12/2024 Source REIV

Comparable property sales

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
11/45 Wellington St, St Kilda 3182	\$633,000	14/02/2024
11/194 Alma Rd, St Kilda East 3183	\$620,000	17/03/2024
103b/21 Inkerman St, St Kilda 3182	\$595,000	20/02/2024

This Statement of Information was prepared on: 08/04/2024