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

9/197 INKERMAN STREET ST KILDA VIC 3182

Indicative selling price

Period-from

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

Single Price		or range between	\$410,000	&	\$450,000
Median sale price (*Delete house or unit as ap	olicable)				
Median Price	\$510,000	Property type	Unit	Suburb	St Kilda

31 May 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2024

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.

to

Address of comparable property	Price	Date of sale
204/126 CARLISLE STREET ST KILDA VIC 3182	\$435,000	10-Apr-25
21/69 WELLINGTON STREET ST KILDA VIC 3182	\$451,250	10-Apr-25
212/135 INKERMAN STREET ST KILDA VIC 3182	\$415,000	27-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.

This Statement of Information was prepared on: 05 June 2025



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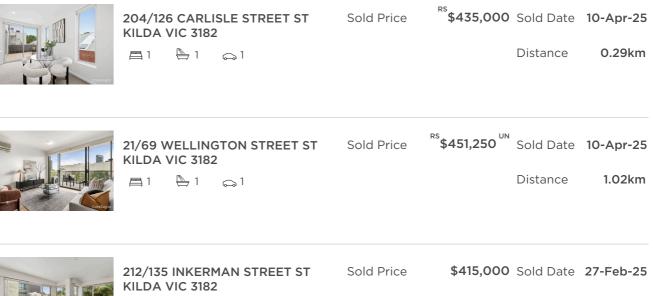
McGrath

Distance

0.23km

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RS = Recent sale UN = Undisclosed Sale

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