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	3/218 Inkerman Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $629,950

Median sale price

Median price $605,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2025 to 31/03/2025 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	9/362 Carlisle St BALACLAVA 3183	$650,000	17/04/2025
2	10/22b Crimea St ST KILDA 3182	$680,000	22/02/2025
3	2/310 Inkerman St ST KILDA EAST 3183	$580,000	18/02/2025

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: 27/04/2025 10:09

3/218 Inkerman Street, St Kilda East Vic 3183



3 1 0

Property Type: Unit

Agent Comments

Indicative Selling Price
$629,950
Median Unit Price
March quarter 2025: $605,000

Comparable Properties



9/362 Carlisle St BALACLAVA 3183 (REI)

2 1 -

Price: $650,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment

Agent Comments



10/22b Crimea St ST KILDA 3182 (REI/VG)

3 1 -

Price: $680,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Apartment

Agent Comments



2/310 Inkerman St ST KILDA EAST 3183 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 18/02/2025
Property Type: Unit

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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