Statement of Information

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	332 Inkerman Street, St Kilda East Vic 3183

Indicative selling price

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

Range between	$800,000	&	$880,000

Median sale price

Median price	$1,450,000	Property type	House	Suburb	St Kilda East
Period - From	01/04/2024	to	30/06/2024	Source	REIV

Comparable property sales

Address of comparable property	Price	Date of sale
43 Nightingale St BALACLAVA 3183	$915,000	24/08/2024

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: 03/09/2024