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	105/18 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Single price $330,000

Median sale price

Median price $560,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2024 to 30/06/2024 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	405/1 Mount St PRAHRAN 3181	$330,000	02/09/2024
2	305/111 Inkerman St ST KILDA 3182	$330,000	15/07/2024
3	109/109 Inkerman St ST KILDA 3182	$335,000	14/03/2024

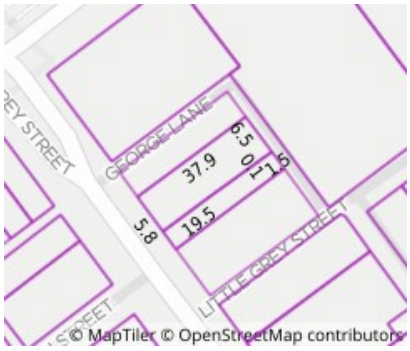
OR

~~**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: 13/09/2024 09:42

105/18 Grey Street, St Kilda Vic 3182

HODGES



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$330,000
Median Unit Price
June quarter 2024: $560,000

Comparable Properties



405/1 Mount St PRAHRAN 3181 (REI)

1 1 -

Price: $330,000
Method: Private Sale
Date: 02/09/2024
Property Type: Apartment

Agent Comments



305/111 Inkerman St ST KILDA 3182 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 15/07/2024
Property Type: Apartment

Agent Comments



109/109 Inkerman St ST KILDA 3182 (REI/VG)

1 1 1

Price: $335,000
Method: Private Sale
Date: 14/03/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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