

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

6/317 INKERMAN STREET BALACLAVA VIC 3183

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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

5/91 WESTBURY STREET ST KILDA EAST VIC 3183	\$370,000	17-Feb-25
7/74 WESTBURY STREET ST KILDA EAST VIC 3183	\$364,000	19-Nov-24
11/1-3 SPENSER STREET ST KILDA VIC 3182	\$400,000	05-Mar-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: 11 March 2025

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5/91 WESTBURY STREET ST KILDA EAST VIC 3183 Sold Price ^{RS} **\$370,000** Sold Date **17-Feb-25**
 Distance **0.08km**
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7/74 WESTBURY STREET ST KILDA EAST VIC 3183 Sold Price **\$364,000** Sold Date **19-Nov-24**
 Distance **0.12km**
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11/1-3 SPENSER STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$400,000** Sold Date **05-Mar-25**
 Distance **1.6km**
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RS = Recent sale **UN** = Undisclosed Sale

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