

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

107a/33 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$500,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2025 to 30/06/2025 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	15/93 Argyle St ST KILDA 3182	\$558,000	29/07/2025
2	209/3-5 St Kilda Rd ST KILDA 3182	\$560,000	28/07/2025
3	905/163 Fitzroy St ST KILDA 3182	\$565,000	22/05/2025

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:

25/08/2025 17:08

107a/33 Inkerman Street, St Kilda Vic 3182



Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit
Agent Comments

Indicative Selling Price
\$540,000 - \$570,000
Median Unit Price
June quarter 2025: \$500,000

Comparable Properties



15/93 Argyle St ST KILDA 3182 (REI)

Agent Comments



Price: \$558,000
Method: Private Sale
Date: 29/07/2025
Property Type: Apartment



209/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 28/07/2025
Property Type: Apartment
Land Size: 72 sqm approx



905/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 22/05/2025
Rooms: 4
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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