

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

19/116 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$220,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2025

to 30/06/2026

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	25/116 Inkerman St ST KILDA 3182	\$205,000	12/05/2026
2	19/4 Wando Gr ST KILDA EAST 3183	\$200,000	03/06/2026
3	3/82 Grey St ST KILDA 3182	\$210,000	26/03/2026

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:

04/08/2026 15:06

**Rooms:** 1**Property Type:** Studio Apartment**Agent Comments****Indicative Selling Price**

\$220,000

Median Unit Price

Year ending June 2026: \$535,000

Comparable Properties

25/116 Inkerman St ST KILDA 3182 (REI)**Agent Comments****Price:** \$205,000**Method:****Date:** 12/05/2026**Property Type:** Apartment**19/4 Wando Gr ST KILDA EAST 3183 (REI/VG)****Agent Comments****Price:** \$200,000**Method:** Private Sale**Date:** 03/06/2026**Property Type:** Apartment**3/82 Grey St ST KILDA 3182 (REI/VG)****Agent Comments****Price:** \$210,000**Method:** Private Sale**Date:** 26/03/2026**Property Type:** Apartment**Account - Biggin & Scott** | P: 03 9534 0241 | F: 03 9525 4336