

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

301/109 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$511,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2024

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	1/109 Wellington St ST KILDA 3182	\$427,500	12/08/2025
2	9/197 Inkerman St ST KILDA 3182	\$425,000	22/06/2025
3	21/69 Wellington St ST KILDA 3182	\$451,250	10/04/2025

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:

16/09/2025 13:08

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending June 2025: \$511,500



1 1 1

Property Type: Apartment

Land Size: 62 sqm approx

Agent Comments

Comparable Properties



1/109 Wellington St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$427,500

Method: Sold Before Auction

Date: 12/08/2025

Property Type: Apartment



9/197 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$425,000

Method: Private Sale

Date: 22/06/2025

Property Type: Apartment



21/69 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$451,250

Method: Private Sale

Date: 10/04/2025

Property Type: Unit