

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

504/163 INKERMAN STREET ST KILDA EAST 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

3/109 WELLINGTON STREET ST KILDA VIC 3182	\$446,000	19-Sep-25
14/38 WATERLOO CRESCENT ST KILDA VIC 3182	\$420,000	13-Jul-25
9/2 EMILTON AVENUE ST KILDA VIC 3182	\$425,000	24-Oct-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: 17 November 2025



3/109 WELLINGTON STREET ST KILDA VIC 3182

1 1 1

Sold Price

\$446,000

Sold Date

19-Sep-25

Distance

0.92km



14/38 WATERLOO CRESCENT ST KILDA VIC 3182

1 1 1

Sold Price

\$420,000

Sold Date

13-Jul-25

Distance

0.49km



9/2 EMILTON AVENUE ST KILDA VIC 3182

1 1 -

Sold Price

^{RS} **\$425,000**

Sold Date

24-Oct-25

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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