

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

604/111-113 INKERMAN STREET ST KILDA VIC 3182

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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

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

304/109 INKERMAN STREET ST KILDA VIC 3182	\$578,000	05-Nov-25
312/135 INKERMAN STREET ST KILDA VIC 3182	\$598,000	19-Jul-25
405/120 HIGH STREET WINDSOR VIC 3181	\$575,000	01-Jul-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: 27 November 2025

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**304/109 INKERMANN STREET ST
KILDA VIC 3182**

 2  2  1

Sold Price

^{RS}

\$578,000

Sold Date

05-Nov-25

Distance

0.04km



**312/135 INKERMANN STREET ST
KILDA VIC 3182**

 2  2  1

Sold Price

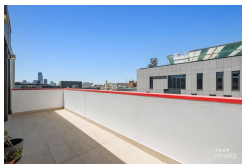
\$598,000

Sold Date

19-Jul-25

Distance

0.07km



**405/120 HIGH STREET WINDSOR
VIC 3181**

 2  2  1

Sold Price

\$575,000

Sold Date

01-Jul-25

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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