

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

1/20 CARDIGAN 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Feb 2025

to

31 Jan 2026

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

13/388 INKERMANN STREET ST KILDA EAST VIC 3183	\$430,000	10-Jan-26
11/130 ALMA ROAD ST KILDA EAST VIC 3183	\$395,000	29-Oct-25
2/297 DANDENONG ROAD PRAHRAN VIC 3181	\$425,000	13-Nov-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: 19 February 2026



**13/388 INKERMANN STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price

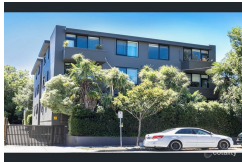
\$430,000

Sold Date

10-Jan-26

Distance

0.44km



**11/130 ALMA ROAD ST KILDA EAST
VIC 3183**

1 1 1

Sold Price

\$395,000

Sold Date

29-Oct-25

Distance

0.57km



**2/297 DANDENONG ROAD
PRAHRAN VIC 3181**

1 1 1

Sold Price

\$425,000

Sold Date

13-Nov-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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