

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

206/109 INKERMANS 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

\$575,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2025

to

28 Feb 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

125/135 INKERMANS STREET ST KILDA VIC 3182	\$570,000	15-Jan-26
304/109 INKERMANS STREET ST KILDA VIC 3182	\$578,000	31-Oct-25
1110/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$590,000	25-Jan-26

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: 12 March 2026



**125/135 INKERMAN STREET ST
KILDA VIC 3182**

2 1 1

Sold Price

\$570,000

Sold Date

15-Jan-26

Distance

0.11km



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

2 2 1

Sold Price

\$578,000

Sold Date

31-Oct-25

Distance

0km



**1110/3-5 ST KILDA ROAD ST KILDA
VIC 3182**

2 1 1

Sold Price

\$590,000

Sold Date

25-Jan-26

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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