

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

1/22 INKERMANN 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

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

6/1 CRIMEA STREET ST KILDA VIC 3182	\$450,000	29-Sep-25
5/33 ORANGE GROVE BALACLAVA VIC 3183	\$465,000	13-Nov-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: 06 February 2026



6/1 CRIMEA STREET ST KILDA VIC 3182

Sold Price

\$450,000

Sold Date

29-Sep-25

1

1

1

Distance

0.84km



5/33 ORANGE GROVE BALACLAVA VIC 3183

Sold Price

\$465,000

Sold Date

13-Nov-25

1

1

1

Distance

1.37km



9/2 EMILTON AVENUE ST KILDA VIC 3182

Sold Price

\$425,000

Sold Date

24-Oct-25

1

1

2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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