

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 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

\$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

4/22 INKERMANS STREET ST KILDA VIC 3182	\$405,000	06-Oct-25
2/130 INKERMANS STREET ST KILDA VIC 3182	\$420,000	05-Aug-25
6/1 CRIMEA STREET ST KILDA VIC 3182	\$450,000	29-Sep-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: 02 February 2026



4/22 INKERMANS STREET ST KILDA VIC 3182

Sold Price

^{RS} **\$405,000** ^{UN}

Sold Date **06-Oct-25**

1 1 -

Distance **0km**



2/130 INKERMANS STREET ST KILDA VIC 3182

Sold Price

\$420,000

Sold Date **05-Aug-25**

1 1 1

Distance **0.5km**



6/1 CRIMEA STREET ST KILDA VIC 3182

Sold Price

\$450,000

Sold Date **29-Sep-25**

1 1 1

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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