

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

4/22 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 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

9/44 FITZROY STREET ST KILDA VIC 3182	435000	11-Apr-25
8/5 WOONSOCKET COURT ST KILDA VIC 3182	415000	05-May-25
6/2 ROBE STREET ST KILDA VIC 3182	400000	04-Jun-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: 04 September 2025

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9/44 FITZROY STREET ST KILDA VIC 3182

1 1 -

Sold Price **435000** Sold Date **11-Apr-25**

Distance **0.72km**

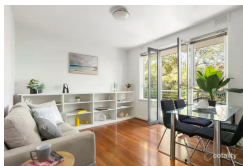


8/5 WOONSOCKET COURT ST KILDA VIC 3182

1 1 1

Sold Price **415000** Sold Date **05-May-25**

Distance **0.59km**



6/2 ROBE STREET ST KILDA VIC 3182

1 1 1

Sold Price **400000** Sold Date **04-Jun-25**

Distance **0.49km**



2/146 ST KILDA ROAD ST KILDA VIC 3182

1 1 1

Sold Price ^{RS}**395000**^{UN} Sold Date **09-Aug-25**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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