

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

111A/33 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Flats

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 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

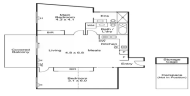
307F/7 GREEVES STREET ST KILDA VIC 3182	\$620,000	26-Aug-25
107A/33 INKERMAN STREET ST KILDA VIC 3182	\$570,000	09-Sep-25
308/78 INKERMAN STREET ST KILDA VIC 3182	\$618,000	08-Jul-25

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: 17 November 2025

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307F/7 GREEVES STREET ST KILDA VIC 3182

2 2 1

Sold Price **\$620,000** Sold Date **26-Aug-25**

Distance **0km**

307F/7 GREEVES STREET ST KILDA VIC 3182



107A/33 INKERMAN STREET ST KILDA VIC 3182

2 1 1

Sold Price **\$570,000** Sold Date **09-Sep-25**

Distance **0km**



308/78 INKERMAN STREET ST KILDA VIC 3182

2 1 1

Sold Price **\$618,000** Sold Date **08-Jul-25**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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