

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

9/126 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

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

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

101/109 INKERMAN STREET ST KILDA VIC 3182	\$290,000	27-Jun-25
12/52 ALMA ROAD ST KILDA VIC 3182	\$299,000	13-Aug-25
15/50 CARLISLE STREET ST KILDA VIC 3182	\$310,000	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: 18 September 2025

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101/109 INKERMAN STREET ST KILDA VIC 3182

1 1 -

Sold Price **\$290,000** Sold Date **27-Jun-25**

Distance **0.14km**



12/52 ALMA ROAD ST KILDA VIC 3182

1 1 1

Sold Price ^{RS} **\$299,000** Sold Date **13-Aug-25**

Distance **0.45km**



15/50 CARLISLE STREET ST KILDA VIC 3182

1 1 1

Sold Price **\$310,000** Sold Date **08-Jul-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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