

## 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

215/163-169 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	\$500,000	&	\$550,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$490,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Jan 2025	to	31 Dec 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
204/115 WELLINGTON STREET ST KILDA VIC 3182	\$524,000	14-Dec-25
21/4 VICTORIA STREET WINDSOR VIC 3181	\$549,900	06-Sep-25
6/66-70 GROSVENOR STREET BALACLAVA VIC 3183	\$535,000	19-Dec-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: 19 January 2026

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204/115 WELLINGTON STREET ST  
 KILDA VIC 3182

2 1 1

Sold Price

<sup>RS</sup> \$524,000 Sold Date 14-Dec-25

Distance 0.92km



21/4 VICTORIA STREET WINDSOR  
 VIC 3181

2 1 1

Sold Price

\$549,900 Sold Date 06-Sep-25

Distance 1.48km



6/66-70 GROSVENOR STREET  
 BALACLAVA VIC 3183

2 1 1

Sold Price

<sup>RS</sup> \$535,000 Sold Date 19-Dec-25

Distance 1.08km

RS = Recent sale UN = Undisclosed Sale

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