

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

117/135 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2025

to

28 Feb 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

215/163-169 INKERMANS STREET ST KILDA VIC 3182	\$530,000	04-Feb-26
4/47 ARGYLE STREET ST KILDA VIC 3182	\$569,000	05-Jan-26
1/53 CHAPEL STREET ST KILDA VIC 3182	\$545,000	07-Nov-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: 10 March 2026



**215/163-169 INKERMANN STREET ST
KILDA VIC 3182**

Sold Price

^{RS}

\$530,000

Sold Date

04-Feb-26

2

1

1

Distance

0.06km



**4/47 ARGYLE STREET ST KILDA
VIC 3182**

Sold Price

\$569,000

Sold Date

05-Jan-26

2

1

1

Distance

0.3km



**1/53 CHAPEL STREET ST KILDA
VIC 3182**

Sold Price

\$545,000

Sold Date

07-Nov-25

2

1

1

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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