

# 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

16/15 Inkerman Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,075,000

### Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### 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 six 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
1	803/576 St Kilda Rd MELBOURNE 3004	\$1,030,000	06/03/2025
2	205/312 Beaconsfield Pde MIDDLE PARK 3206	\$1,100,000	04/02/2025
3			

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 six months.

This Statement of Information was prepared on:

16/06/2025 14:41



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**Indicative Selling Price**  
\$1,075,000

**Median Unit Price**  
Year ending March 2025: \$520,000



2 2

**Rooms:** 4  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 865.924 sqm approx  
**Agent Comments**

## Comparable Properties



**803/576 St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 06/03/2025  
**Property Type:** Apartment

**205/312 Beaconsfield Pde MIDDLE PARK 3206 (VG)**

**Agent Comments**

2 - -

**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 04/02/2025  
**Property Type:** Subdivided Flat - Single OYO Flat

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 six months.