

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

302/71 Inkerman Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$780,000

Median sale price

Median price \$518,750 Property Type Unit Suburb St Kilda

Period - From 10/03/2025 to 09/03/2026 Source Property Data

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	2A/12 Marine Pde ST KILDA 3182	\$757,500	19/02/2026
2	3/27 Lansdowne Rd ST KILDA EAST 3183	\$735,000	20/01/2026
3	317/k6 High St WINDSOR 3181	\$720,000	19/01/2026

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: 10/03/2026 12:49



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

10/03/2025 - 09/03/2026: \$518,750

Comparable Properties



2A/12 Marine Pde ST KILDA 3182 (REI)

Agent Comments

 2
  1
  1

Price: \$757,500

Method: Private Sale

Date: 19/02/2026

Property Type: Apartment



3/27 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2
  2
  1

Price: \$735,000

Method: Private Sale

Date: 20/01/2026

Property Type: Apartment



317/k6 High St WINDSOR 3181 (REI)

Agent Comments

 2
  2
  1

Price: \$720,000

Method: Private Sale

Date: 19/01/2026

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372