

## 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

109/135 INKERMANN STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$510,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

402/135 INKERMANN STREET ST KILDA VIC 3182	\$518,500	16-Feb-25
213/40-44 PAKINGTON STREET ST KILDA VIC 3182	\$535,000	13-Jun-25
303/36 WILSON STREET SOUTH YARRA VIC 3141	\$521,000	23-Jun-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: 21 July 2025



**402/135 INKERMAN STREET ST  
KILDA VIC 3182**

 2  2  1

Sold Price

**\$518,500**

Sold Date

**16-Feb-25**

Distance

**0km**



**213/40-44 PAKINGTON STREET ST  
KILDA VIC 3182**

 2  1  1

Sold Price

**\$535,000**

Sold Date

**13-Jun-25**

Distance

**0.08km**



**303/36 WILSON STREET SOUTH  
YARRA VIC 3141**

 2  2  1

Sold Price

<sup>RS</sup> **\$521,000**

Sold Date

**23-Jun-25**

Distance

**2.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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