Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	207/163-169 Inkerman Street, St Kilda East Vic 3183

Indicative selling price

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

Single price $399,000

Median sale price

Median price $615,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	3/84 Blessington St ST KILDA 3182	$390,000	30/03/2026
2	111/131 Acland St ST KILDA 3182	$415,000	20/03/2026
3	313/78 Inkerman St ST KILDA 3182	$415,000	17/03/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11/04/2026 18:30

207/163-169 Inkerman Street, St Kilda East Vic 3183

Property Type:
Agent Comments

Indicative Selling Price
$399,000
Median Unit Price
March quarter 2026: $615,000

Comparable Properties



3/84 Blessington St ST KILDA 3182 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 30/03/2026
Property Type: Apartment

Agent Comments



111/131 Acland St ST KILDA 3182 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment

Agent Comments



313/78 Inkerman St ST KILDA 3182 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 17/03/2026
Property Type: Apartment

Agent Comments

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369

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