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	105/171-173 Inkerman Street, St Kilda VIC 3182

Indicative selling price

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

Range between $350,000 & $380,000

Median sale price

Median price $1,518,000 Property Type Other Suburb St Kilda

Period - From 21/07/2025 to 20/01/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1003/3-5 St Kilda Road St Kilda VIC 3182	$360,000	06/01/2026
48/340 Beaconsfield Parade St Kilda West VIC 3182	$351,500	07/12/2025
208/181-185 St Kilda Road St Kilda VIC 3182	$370,000	30/11/2025

This Statement of Information was prepared on: 21/01/2026