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	43/116 INKERMAN STREET ST KILDA VIC 3182

Indicative selling price

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

~~Single Price~~		or range between	$239,000	&	$259,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Jan 2025	to	31 Dec 2025	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 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
34/116 INKERMAN STREET ST KILDA VIC 3182	$200,000	25-Sep-25
2/25 REDAN STREET ST KILDA VIC 3182	$190,000	21-Oct-25
37/92-94 GREY STREET ST KILDA VIC 3182	$220,000	26-Nov-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: 29 January 2026

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34/116 INKERMAN STREET ST KILDA VIC 3182

1 1 1

Sold Price **$200,000** Sold Date **25-Sep-25**

Distance **0km**



2/25 REDAN STREET ST KILDA VIC 3182

1 1 1

Sold Price RS **$190,000** UN Sold Date **21-Oct-25**

Distance **0.51km**



37/92-94 GREY STREET ST KILDA VIC 3182

1 1 -

Sold Price **$220,000** Sold Date **26-Nov-25**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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