

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

9/378 INKERMANN STREET ST KILDA EAST VIC 3183

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

\$565,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2025

to

31 Aug 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 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

6/42 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$600,000	15-Jun-26
25/327 ORRONG ROAD ST KILDA EAST VIC 3183	\$590,000	02-Jul-26
4/208 INKERMANN STREET ST KILDA EAST VIC 3183	\$590,000	30-Apr-26

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: 01 September 2026

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**6/42 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

2 1 -

Sold Price **\$600,000** Sold Date **15-Jun-26**

Distance **0.25km**



**25/327 ORRONG ROAD ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$590,000** Sold Date **02-Jul-26**

Distance **0.57km**



**4/208 INKERMANN STREET ST
KILDA EAST VIC 3183**

2 1 -

Sold Price Sold Date **30-Apr-26**

Distance **1.11km**

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

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