

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

12/131 Glen Eira Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$380,000 & \$410,000

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 two kilometres of the property for sale in the last six 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	412/163-169 Inkerman St ST KILDA 3182	\$385,000	01/05/2026
2	207/163-169 Inkerman St ST KILDA 3182	\$395,000	15/04/2026
3	213/7 Nepean Hwy ELSTERNWICK 3185	\$405,000	01/02/2026

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 six months.~~

This Statement of Information was prepared on:

18/05/2026 14:02



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

March quarter 2026: \$615,000

Comparable Properties



412/163-169 Inkerman St ST KILDA 3182 (REI)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 01/05/2026

Property Type: Unit



207/163-169 Inkerman St ST KILDA 3182 (REI)

Agent Comments

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Price: \$395,000

Method: Private Sale

Date: 15/04/2026

Property Type: Apartment



213/7 Nepean Hwy ELSTERNWICK 3185 (VG)

Agent Comments

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Price: \$405,000

Method: Sale

Date: 01/02/2026

Property Type: Strata Unit/Flat

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289