

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

16/15 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2024

to

31/03/2025

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	803/576 St Kilda Rd MELBOURNE 3004	\$1,030,000	06/03/2025
2	205/312 Beaconsfield Pde MIDDLE PARK 3206	\$1,100,000	04/02/2025
3	5/24 Park St ST KILDA WEST 3182	\$1,054,000	07/12/2024

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:

23/05/2025 12:10



2 2 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



803/576 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$1,030,000

Method: Private Sale

Date: 06/03/2025

Property Type: Apartment

205/312 Beaconsfield Pde MIDDLE PARK 3206 (VG)

Agent Comments

2 - -

Price: \$1,100,000

Method: Sale

Date: 04/02/2025

Property Type: Subdivided Flat - Single OYO Flat



5/24 Park St ST KILDA WEST 3182 (REI)

Agent Comments

2 1 1

Price: \$1,054,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Apartment