

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

4/376 Inkerman Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,030,000 Property Type Townhouse Suburb St Kilda East

Period - From 16/09/2025 to 15/09/2026 Source Property Data

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	1/88 Alexandra St ST KILDA EAST 3183	\$980,000	08/08/2026
2	3/88 Alexandra St ST KILDA EAST 3183	\$960,000	16/04/2026
3	6/63 Hotham St ST KILDA EAST 3183	\$980,000	10/04/2026

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: 16/09/2026 11:30



2
 2
 1

Property Type:

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median Townhouse Price

16/09/2025 - 15/09/2026: \$1,030,000

Comparable Properties



1/88 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

2
 2
 2

Price: \$980,000

Method: Auction Sale

Date: 08/08/2026

Property Type: Townhouse (Res)



3/88 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

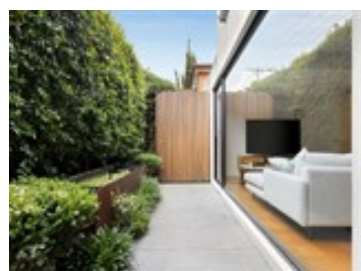
2
 2
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Price: \$960,000

Method: Sold Before Auction

Date: 16/04/2026

Property Type: Townhouse (Res)



6/63 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

2
 2
 1

Price: \$980,000

Method: Private Sale

Date: 10/04/2026

Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336