

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

G03/12 MARTIN 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

St Kilda

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

301/12 MARTIN STREET ST KILDA VIC 3182	\$400,000	23-Jan-26
412/163-169 INKERMAN STREET ST KILDA VIC 3182	\$385,000	01-May-26
105/171-173 INKERMAN STREET ST KILDA VIC 3182	\$380,000	09-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: 07 September 2026



**301/12 MARTIN STREET ST KILDA
VIC 3182**

Sold Price

\$400,000

Sold Date

23-Jan-26

1

1

1

Distance

0km



**412/163-169 INKERMANS STREET ST
KILDA VIC 3182**

Sold Price

\$385,000

Sold Date

01-May-26

1

1

1

Distance

0.15km



**105/171-173 INKERMANS STREET ST
KILDA VIC 3182**

Sold Price

\$380,000

Sold Date

09-Apr-26

1

1

1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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