

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

25/116 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$210,000

Median sale price

Median price \$515,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2025

to 31/12/2025

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	23/25 Redan St ST KILDA 3182	\$197,000	06/02/2026
2	52/25 Redan St ST KILDA 3182	\$195,000	13/01/2026
3	5/116 Inkerman St ST KILDA 3182	\$190,000	16/11/2025

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:

30/03/2026 16:22



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$210,000
Median Unit Price
 Year ending December 2025: \$515,000

Comparable Properties

23/25 Redan St ST KILDA 3182 (VG)

[Agent Comments](#)

1 - -

Price: \$197,000
Method: Sale
Date: 06/02/2026
Property Type: Strata Flat - Single OYO Flat



52/25 Redan St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

- 1 1

Price: \$195,000
Method: Private Sale
Date: 13/01/2026
Property Type: Studio Apartment



5/116 Inkerman St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

1 1 -

Price: \$190,000
Method: Private Sale
Date: 16/11/2025
Property Type: Apartment

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