

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 2/82 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$574,500 Property Type Unit Suburb St Kilda East

Period - From 01/01/2024 to 31/12/2024 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	102/190 Alma Rd ST KILDA EAST 3183	\$700,000	17/11/2024
2	101/190 Alma Rd ST KILDA EAST 3183	\$688,000	26/09/2024
3	5/28 The Avenue WINDSOR 3181	\$691,330	21/09/2024

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: 22/01/2025 16:41



2 1 1

Property Type: Apartment

Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending December 2024: \$574,500

Comparable Properties



102/190 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000

Method: Sold Before Auction

Date: 17/11/2024

Property Type: Apartment



101/190 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 2 1

Price: \$688,000

Method: Private Sale

Date: 26/09/2024

Property Type: Apartment



5/28 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$691,330

Method: Auction Sale

Date: 21/09/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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