

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

9/37 HOTHAM STREET ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

15/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$294,000	28-Oct-24
11/46 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$300,000	13-Nov-24
7/130 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$300,000	10-Nov-24

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: 04 February 2025

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**15/77 WESTBURY STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price

^{RS} **\$294,000**

Sold Date **28-Oct-24**

Distance **0.36km**



**11/46 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

1 1 -

Sold Price

\$300,000

Sold Date **13-Nov-24**

Distance **0.38km**



**7/130 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price

Sold Date **10-Nov-24**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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