

# 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 4/32 Hotham Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$940,000

### 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	1/10a Mitford St ST KILDA 3182	\$917,500	21/01/2025
2	1/103 Grosvenor St BALACLAVA 3183	\$967,000	10/11/2024
3	1/18 Ellesmere Rd WINDSOR 3181	\$940,000	25/10/2024

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: 11/02/2025 10:34



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$900,000 - \$940,000

**Median Unit Price**

Year ending December 2024: \$574,500

## Comparable Properties



**1/10a Mitford St ST KILDA 3182 (REI)**

Agent Comments

2   1   1

**Price:** \$917,500

**Method:** Private Sale

**Date:** 21/01/2025

**Property Type:** Apartment



**1/103 Grosvenor St BALACLAVA 3183 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$967,000

**Method:** Auction Sale

**Date:** 10/11/2024

**Property Type:** Apartment



**1/18 Ellesmere Rd WINDSOR 3181 (REI)**

Agent Comments

2   1   1

**Price:** \$940,000

**Method:** Sold Before Auction

**Date:** 25/10/2024

**Property Type:** Apartment

**Account - Atria Real Estate**



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