

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

4/55 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$660,000

&

\$719,000

Median sale price*

Median price

Property Type

Suburb

St Kilda East

Period - From

to

Source

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	4/46 Westbury St ST KILDA EAST 3183	\$660,000	06/03/2025
2	11/55 Hotham St ST KILDA EAST 3183	\$715,000	10/02/2025
3	12/35 Dickens St ELWOOD 3184	\$707,000	06/12/2024

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:

20/03/2025 11:10

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

4/55 Hotham Street, St Kilda East Vic 3183



Golan Flamm

9533 0999

0410 469 876

gflamm@flarerealestate.com.au

Indicative Selling Price

\$660,000 - \$719,000

No median price available



3 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



4/46 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$660,000

Method: Private Sale

Date: 06/03/2025

Property Type: Apartment



11/55 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$715,000

Method: Private Sale

Date: 10/02/2025

Property Type: Apartment



12/35 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 1

Price: \$707,000

Method: Private Sale

Date: 06/12/2024

Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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