

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

125 Hotham Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Balaclava

Period - From 01/10/2022 to 30/09/2023 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	12 Loch Av ST KILDA EAST 3183	\$1,985,000	22/10/2023
2	41 Downshire Rd ELSTERNWICK 3185	\$1,960,000	07/10/2023
3	7 Westbury Gr ST KILDA EAST 3183	\$1,955,000	26/08/2023

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:

30/10/2023 14:15



 4
  2
  1

Property Type: House
Land Size: 593 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000 - \$2,000,000
Median House Price
 Year ending September 2023: \$1,500,000

Comparable Properties



12 Loch Av ST KILDA EAST 3183 (REI)

Agent Comments

 3
  1
  2

Price: \$1,985,000
Method: Auction Sale
Date: 22/10/2023
Property Type: House (Res)
Land Size: 650 sqm approx



41 Downshire Rd ELSTERNWICK 3185 (REI)

Agent Comments

 3
  1
  1

Price: \$1,960,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 265 sqm approx



7 Westbury Gr ST KILDA EAST 3183 (REI)

Agent Comments

 4
  2
  2

Price: \$1,955,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 596 sqm approx

Account - Cayzer | P: 03 9699 5999