

# 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

126 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

&

\$990,000

### Median sale price

Median price

\$975,000

Property Type

Townhouse

Suburb

St Kilda East

Period - From

11/05/2021

to

10/05/2022

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	5/141 Alma Rd ST KILDA EAST 3183	\$950,000	05/04/2022
2	1/63 Hotham St ST KILDA EAST 3183	\$975,000	16/03/2022
3	2/59 Hotham St ST KILDA EAST 3183	\$930,000	09/02/2022

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:

11/05/2022 15:31



**Rooms:** 3  
**Property Type:** Villa  
**Land Size:** 282 sqm approx  
**Agent Comments**

Claudio Perruzza  
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**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Townhouse Price**  
11/05/2021 - 10/05/2022: \$975,000

## Comparable Properties



5/141 Alma Rd ST KILDA EAST 3183 (REI)

**Agent Comments**



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 05/04/2022  
**Property Type:** Townhouse (Single)



1/63 Hotham St ST KILDA EAST 3183 (REI/VG)

**Agent Comments**



**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 16/03/2022  
**Property Type:** Townhouse (Single)



2/59 Hotham St ST KILDA EAST 3183 (REI/VG)

**Agent Comments**



**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 09/02/2022  
**Property Type:** Apartment

**Account** - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336