

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

12/89 Hotham Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Balaclava

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.

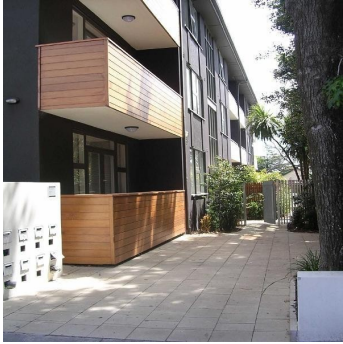
	Address of comparable property	Price	Date of sale
1	17/19 Redan St ST KILDA 3182	\$575,250	20/12/2024
2	14/142 Hotham St ST KILDA EAST 3183	\$580,000	24/11/2024
3	3/27 Mitford St ST KILDA 3182	\$575,000	14/11/2024

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:

21/01/2025 13:04



2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

Year ending December 2024: \$590,000

Comparable Properties



17/19 Redan St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$575,250

Method: Private Sale

Date: 20/12/2024

Property Type: Apartment



14/142 Hotham St ST KILDA EAST 3183 (VG)

Agent Comments

2
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Price: \$580,000

Method: Sale

Date: 24/11/2024

Property Type: Strata Unit/Flat



3/27 Mitford St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$575,000

Method: Sold Before Auction

Date: 14/11/2024

Property Type: Unit

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