

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 19/109 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 \$550,000 & \$605,000

## Median sale price

Median price \$597,000 Property type Unit Suburb St Kilda East

Period - From 01/07/2023 to 30/06/2024 Source REIV

## Comparable property sales

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. 5/23-25 Charnwood Rd ST KILDA 3182	\$600,000	12/07/2024
2. 3/215 Alma Rd ST KILDA EAST 3183	\$555,000	09/07/2024
3. 8/6-8 Cyril St ELWOOD 3184	\$600,000	05/07/2024

This Statement of Information was prepared on: 25/07/2024