Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Section	II 4/AF U	i lile Estate Aç	Jenis Act 1900
Property offered for sale						
Address Including suburb and postcode	4/55 Hotham Street, St Kilda East Vic 3183					
Indicative selling pri	ce					
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$700,	&	\$750,00	0			
Median sale price*						
Median price	1	Property Type		Sub	ourb St Kilda Eas	t
Period - From	to		Sc	ource		
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 11/55 Hotham St ST KILDA EAST 3183					\$715,000	10/02/2025
2 23/55-57 Hotham St ST KILDA EAST 3183					\$730,000	15/10/2024
3 1/62 Hotham St ST KILDA EAST 3183					\$720,000	13/09/2024
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: 26/02/2025 13:37						
* When this Statement of Information was prepared, publicly available information providing median sale						



^{*} 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.











Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$700,000 - \$750,000 No median price available

Comparable Properties



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



Agent Comments

Price: \$715,000 Method: Private Sale Date: 10/02/2025

Property Type: Apartment



23/55-57 Hotham St ST KILDA EAST 3183 (REI)







Agent Comments

Price: \$730,000 Method: Private Sale Date: 15/10/2024 Property Type: Unit

Land Size: 107 sqm approx



1/62 Hotham St ST KILDA EAST 3183 (REI/VG)





Agent Comments

Price: \$720,000

Method: Sold Before Auction

Date: 13/09/2024

Property Type: Apartment

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





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