

## 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

3/82 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

5-7 HOTHAM STREET ST KILDA EAST VIC 3183	\$431,000	17-Oct-24
8/4 THE AVENUE WINDSOR VIC 3181	\$461,000	25-Oct-24
41/174 PEEL STREET WINDSOR VIC 3181	\$483,800	12-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 13 January 2025

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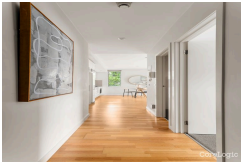


**5-7 HOTHAM STREET ST KILDA EAST VIC 3183**

1 1 1

Sold Price <sup>RS</sup> **\$431,000** Sold Date **17-Oct-24**

Distance **0.83km**



**8/4 THE AVENUE WINDSOR VIC 3181**

1 1 -

Sold Price **\$461,000** Sold Date **25-Oct-24**

Distance **1.12km**



**41/174 PEEL STREET WINDSOR VIC 3181**

1 1 1

Sold Price <sup>RS</sup> **\$483,800** <sup>UN</sup> Sold Date **12-Nov-24**

Distance **1.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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