

## 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

G08/5-7 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2023

to

31 Aug 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

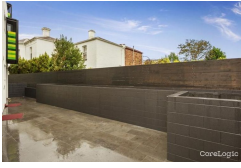
4/17 ELLESMERE ROAD WINDSOR VIC 3181	\$467,000	13-Apr-24
G02/78 WESTBURY STREET BALACLAVA VIC 3183	\$444,000	02-Jun-24
105/356 CARLISLE STREET BALACLAVA VIC 3183	\$445,000	23-Apr-24

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: 17 September 2024

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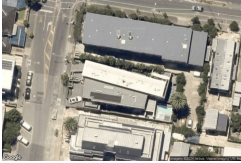


**4/17 ELLESMERE ROAD WINDSOR  
 VIC 3181**

1 1 1

Sold Price **\$467,000** Sold Date **13-Apr-24**

Distance **0.3km**



**G02/78 WESTBURY STREET  
 BALACLAVA VIC 3183**

1 1 1

Sold Price **\$444,000** Sold Date **02-Jun-24**

Distance **0.81km**



**105/356 CARLISLE STREET  
 BALACLAVA VIC 3183**

1 1 -

Sold Price **\$445,000** Sold Date **23-Apr-24**

Distance **1.04km**

RS = Recent sale      UN = Undisclosed Sale

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