

## 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

15/109 HOTHAM STREET BALACLAVA 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Balaclava

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

19/109 HOTHAM STREET BALACLAVA VIC 3183	\$623,000	28-Aug-24
12/109 HOTHAM STREET BALACLAVA VIC 3183	\$640,000	19-Oct-24
13/66 WESTBURY STREET ST KILDA EAST VIC 3183	\$605,000	15-Dec-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: 28 January 2025

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**19/109 HOTHAM STREET  
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$623,000** Sold Date **28-Aug-24**

Distance **0km**



**12/109 HOTHAM STREET  
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$640,000** Sold Date **19-Oct-24**

Distance **0km**



**13/66 WESTBURY STREET ST  
 KILDA EAST VIC 3183**

2 1 -

Sold Price <sup>RS</sup> **\$605,000** Sold Date **15-Dec-24**

Distance **0.62km**

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

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