

# 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 2/140 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 \$660,000 & \$725,000

## Median sale price

Median price \$567,500 Property type Unit Suburb St Kilda East

Period - From 1/10/2024 to 31/12/2024 Source REIV

## 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
5/573 Glen Huntly Rd, ELSTERNWICK 3185	\$752,220	31/01/2025
1/44 Wave St, ELWOOD 3184	\$685,000	27/11/2024
1/23 Chapel St , ST KILDA 3182	\$686,000	24/10/2024

**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: 13/02/2025