

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 8/33 Hotham Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$545,000 & \$599,500

Median sale price

Median price \$588,750 Property Type Unit Suburb St Kilda East

Period - From 03/04/2023 to 02/04/2024 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
1	5/11 Kooyong Rd CAULFIELD NORTH 3161	\$610,000	23/03/2024
2	6/130 Hotham St ST KILDA EAST 3183	\$599,000	06/12/2023
3	21/20 Wynnstay Rd PRAHRAN 3181	\$572,500	28/03/2024

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: 03/04/2024 10:01



Property Type: Apartment

Agent Comments

Comparable Properties



5/11 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment



6/130 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$599,000

Method: Sold Before Auction

Date: 06/12/2023

Property Type: Apartment



21/20 Wynnstey Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$572,500

Method: Sold Before Auction

Date: 28/03/2024

Property Type: Apartment