Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	1/58 Hotham Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$400,000	&	\$440,000
Range between	\$400,000	&	\$440,000

Median sale price

Median price	\$593,500	Pro	perty Type U	nit]	Suburb	St Kilda East
Period - From	01/07/2024	to	30/06/2025	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	Address of comparable property		Date of Sale
1	3/53 Hotham St ST KILDA EAST 3183	\$428,550	27/07/2025
2	6/67a Barkly St ST KILDA 3182	\$435,000	29/05/2025
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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:	08/08/2025 12:39
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Date of sale





Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** Year ending June 2025: \$593,500

Comparable Properties



3/53 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

Price: \$428,550 Method: Private Sale Date: 27/07/2025

Property Type: Apartment

6/67a Barkly St ST KILDA 3182 (REI/VG)

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Agent Comments

Price: \$435,000

Method: Sold Before Auction

Date: 29/05/2025

Property Type: Apartment

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.

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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