

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

4/45-47 HOTHAM STREET ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Flats

Suburb

St Kilda East

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

1/340A DANDENONG ROAD ST KILDA EAST VIC 3183	\$675,000	21-Jun-25
1/52 HOTHAM STREET ST KILDA EAST VIC 3183	\$680,000	16-May-25
12/37 MELBY AVENUE ST KILDA EAST VIC 3183	\$685,000	13-Jun-25

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: 09 September 2025

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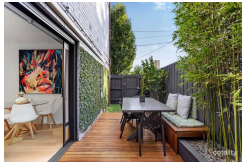


**1/340A DANDENONG ROAD ST
KILDA EAST VIC 3183**

2 1 1

Sold Price **\$675,000** Sold Date **21-Jun-25**

Distance **0.82km**



**1/52 HOTHAM STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$680,000** Sold Date **16-May-25**

Distance **0.1km**

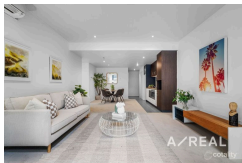


**12/37 MELBY AVENUE ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$685,000** Sold Date **13-Jun-25**

Distance **0.91km**



**7/6 LANSDOWNE ROAD ST KILDA
EAST VIC 3183**

2 2 2

Sold Price **\$695,000** Sold Date **24-Mar-25**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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