

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

53/632 ST KILDA ROAD MELBOURNE VIC 3004

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

\$730,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/55-57 HOTHAM STREET ST KILDA EAST VIC 3183	\$765,000	29-Oct-24
23/55-57 HOTHAM STREET ST KILDA EAST VIC 3183	\$730,000	15-Oct-24
22/55-57 HOTHAM STREET ST KILDA EAST VIC 3183	\$730,000	15-Oct-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: 13 March 2025

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2/55-57 HOTHAM STREET ST
KILDA EAST VIC 3183

3 1 1

Sold Price \$765,000 Sold Date 29-Oct-24

Distance 1.99km



23/55-57 HOTHAM STREET ST
KILDA EAST VIC 3183

3 1 1

Sold Price ^{RS}\$730,000 Sold Date 15-Oct-24

Distance 1.99km



22/55-57 HOTHAM STREET ST
KILDA EAST VIC 3183

3 1 1

Sold Price \$730,000 Sold Date 15-Oct-24

Distance 1.99km

RS = Recent sale UN = Undisclosed Sale

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