

## 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

7/94 HOTHAM STREET ST KILDA EAST VIC 3183

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 May 2024

to

30 Apr 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

2/81 HOTHAM STREET BALACLAVA VIC 3183	\$650,000	19-Dec-24
11/55-57 HOTHAM STREET ST KILDA EAST VIC 3183	\$715,000	10-Feb-25
4/55-57 HOTHAM STREET ST KILDA EAST VIC 3183	\$730,000	27-Mar-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: 23 May 2025

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**2/81 HOTHAM STREET  
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$650,000** Sold Date **19-Dec-24**

Distance **0.17km**



**11/55-57 HOTHAM STREET ST  
KILDA EAST VIC 3183**

2 1 1

Sold Price **\$715,000** Sold Date **10-Feb-25**

Distance **0.43km**



**4/55-57 HOTHAM STREET ST  
KILDA EAST VIC 3183**

3 1 -

Sold Price **\$730,000** Sold Date **27-Mar-25**

Distance **0.43km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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