

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

7/97 Hotham Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Balaclava

Period - From 01/04/2024

to 31/03/2025

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	1/6 Hughenden Rd ST KILDA EAST 3183	\$667,000	02/03/2025
2	2/81 Hotham St BALACLAVA 3183	\$650,000	24/12/2024
3	2/1 Burnett St ST KILDA 3182	\$660,000	19/10/2024

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:

15/04/2025 18:30



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

Year ending March 2025: \$575,000

Comparable Properties



1/6 Hughenden Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$667,000

Method: Auction Sale

Date: 02/03/2025

Property Type: Apartment



2/81 Hotham St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 24/12/2024

Property Type: Apartment



2/1 Burnett St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$660,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Unit

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336