

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

11/46-50 Hotham Street, St Kilda East VIC 3183

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

St Kilda East

Period - From

15/01/2025

to

14/07/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11/218 Alma Road St Kilda East VIC 3183	\$661,000	13/07/2025
12/37 Melby Avenue St Kilda East VIC 3183	\$685,000	27/06/2025
2/3A Hughenden Road St Kilda East VIC 3183	\$700,000	14/06/2025

This Statement of Information was prepared on:

15/07/2025