

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

14/37 Hotham Street, St Kilda East VIC 3183

Indicative selling price

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

Range between

\$450,000

&

\$475,000

Median sale price

Median price

\$585,500

Property Type

Unit

Suburb

St Kilda East

Period - From

28/10/2024

to

27/04/2025

Source

pdol

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
7/210 Inkerman St, ST KILDA EAST Vic	\$450,000	26/03/2025
7/328 Dandenong Rd, St Kilda East Vic	\$450,000	19/03/2025
1/23 Gourlay St, Balaclava Vic	\$465,000	22/02/2025

This Statement of Information was prepared on:

28/04/2025