

# 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

3/53 Hotham Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$450,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2025 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	7/322 Dandenong Rd ST KILDA EAST 3183	\$450,000	19/03/2025
2	3/28 Fulton St ST KILDA EAST 3183	\$430,000	15/03/2025
3	6/340 Carlisle St BALACLAVA 3183	\$442,000	28/01/2025

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:

25/06/2025 11:23

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2 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$420,000 - \$450,000  
Median Unit Price  
March quarter 2025: \$605,000

Comparable Properties

7/322 Dandenong Rd ST KILDA EAST 3183 (VG)

Agent Comments

2 - -

Price: \$450,000  
Method: Sale  
Date: 19/03/2025  
Property Type: Strata Flat - Single OYO Flat



3/28 Fulton St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000  
Method: Private Sale  
Date: 15/03/2025  
Property Type: Apartment  
Land Size: 1876 sqm approx



6/340 Carlisle St BALACLAVA 3183 (REI)

Agent Comments

2 1 3

Price: \$442,000  
Method: Private Sale  
Date: 28/01/2025  
Property Type: Apartment