

# 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

4/46-50 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 \$620,000 & \$660,000

### Median sale price

Median price \$613,750 Property Type Unit Suburb St Kilda East

Period - From 01/04/2025 to 30/06/2025 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	9/4a Wando Gr ST KILDA EAST 3183	\$650,000	28/07/2025
2	2/35 Hotham St ST KILDA EAST 3183	\$621,000	29/06/2025
3	1/340a Dandenong Rd ST KILDA EAST 3183	\$675,000	21/06/2025

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:

06/08/2025 12:04



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$620,000 - \$660,000

**Median Unit Price**

June quarter 2025: \$613,750

## Comparable Properties



**9/4a Wando Gr ST KILDA EAST 3183 (REI)**

Agent Comments

2 1 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 28/07/2025

**Property Type:** Apartment



**2/35 Hotham St ST KILDA EAST 3183 (REI)**

Agent Comments

2 1 1

**Price:** \$621,000

**Method:** Auction Sale

**Date:** 29/06/2025

**Property Type:** Apartment



**1/340a Dandenong Rd ST KILDA EAST 3183 (REI)**

Agent Comments

2 1 1

**Price:** \$675,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** Apartment

**Account - Flare Real Estate** | P: 03 9533 0999 | F: 03 9533 0900