

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

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

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