

## 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

12/91 HOTHAM STREET BALACLAVA VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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 6 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 16/66-70 GROSVENOR STREET BALACLAVA VIC 3183 | \$503,000 | 04-May-25 |
| 1/28 FULTON STREET ST KILDA EAST VIC 3183    | \$498,000 | 27-Mar-25 |
|                                              |           |           |

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 6 months.

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**16/66-70 GROSVENOR STREET  
BALACLAVA VIC 3183**

 2  1  1

Sold Price **\$503,000** Sold Date **04-May-25**

Distance **0.64km**



**1/28 FULTON STREET ST KILDA  
EAST VIC 3183**

 2  1  1

Sold Price **\$498,000** Sold Date **27-Mar-25**

Distance **0.79km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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