

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

1 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb St Kilda East

Period - From 01/01/2025

to 31/12/2025

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	5/29 The Avenue BALACLAVA 3183	\$950,000	02/01/2026
2	58a Osborne St SOUTH YARRA 3141	\$950,000	05/12/2025
3	1/63 Hotham St ST KILDA EAST 3183	\$927,500	03/12/2025

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:

25/02/2026 09:43

**Property Type:** House

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending December 2025: \$1,660,000

Comparable Properties

**5/29 The Avenue BALACLAVA 3183 (REI/VG)**

Agent Comments

**Price:** \$950,000**Method:** Private Sale**Date:** 02/01/2026**Property Type:** Townhouse (Single)**58a Osborne St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

**Price:** \$950,000**Method:** Sold Before Auction**Date:** 05/12/2025**Property Type:** Townhouse (Res)**Land Size:** 90 sqm approx**1/63 Hotham St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

**Price:** \$927,500**Method:** Private Sale**Date:** 03/12/2025**Property Type:** Townhouse (Res)