

# 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 10/15 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)

Single price  or range between \$500,000 & \$530,000

### Median sale price

Median price \$567,500 Property type Unit Suburb ST KILDA EAST  
Period - From 25/10/2022 to 24/10/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/11 Fulton Street St Kilda East Vic 3183	\$515,000	2023-06-04
2	10/7 Denbigh Road Armadale Vic 3143	\$525,000	2023-06-29
3	3/4 Chomley Street Prahran Vic 3181	\$525,000	2023-07-08

This Statement of Information was prepared on: 25/10/2023

