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

2/35 Hotham Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$570,000		&		\$615,000				
Median sale p	rice								
Median price	\$605,000	Pro	operty Type	Unit			Suburb	St Kilda East	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6/10 St Aubins Av CAULFIELD NORTH 3161	\$625,000	18/05/2025
2	6/613 Inkerman Rd CAULFIELD NORTH 3161	\$638,000	13/05/2025
3	7/97 Hotham St BALACLAVA 3183	\$645,000	13/05/2025

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:

30/05/2025 10:36



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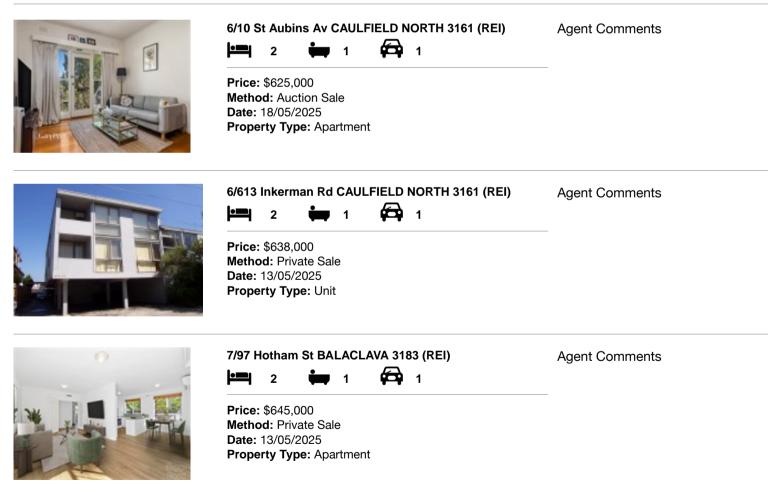




Rooms: 5 Property Type: Agent Comments Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

> Indicative Selling Price \$570,000 - \$615,000 Median Unit Price March quarter 2025: \$605,000

Comparable Properties



Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



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