

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

3/165-169 HOTHAM STREET EAST MELBOURNE VIC 3002

Indicative selling price

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

Single Price

or range
between

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Sep 2025

to

31 Aug 2026

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

1007/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$635,000	13-Mar-26
302P/191 POWLETT STREET EAST MELBOURNE VIC 3002	\$700,000	19-May-26

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.

This Statement of Information was prepared on: 07 September 2026



**1007/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

 2  1  1

Sold Price **\$635,000** Sold Date **13-Mar-26**

Distance **0.49km**



**302P/191 POWLETT STREET EAST
MELBOURNE VIC 3002**

 2  1  1

Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **19-May-26**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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