

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 38 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)

Range between \$2,100,000 & \$2,300,000

## Median sale price

Median price \$1,880,000 Property type House Suburb St Kilda East

Period - From 16/05/2023 to 15/05/2024 Source REIV

## Comparable property sales

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. 24 Fosbery Av CAULFIELD NORTH 3161	\$2,235,000	02/05/2024
2. 4 Albany Ct CAULFIELD NORTH 3161	\$2,180,000	05/05/2024
3. 38 Lewisham Rd WINDSOR 3181	\$2,150,000	13/04/2024

This Statement of Information was prepared on: 16/05/2024