

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

7/94 HOTHAM STREET ST KILDA EAST VIC 3183

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

2/81 HOTHAM STREET BALACLAVA VIC 3183	\$650,000	19-Dec-24
11/55-57 HOTHAM STREET ST KILDA EAST VIC 3183	\$715,000	10-Feb-25
4/55-57 HOTHAM STREET ST KILDA EAST VIC 3183	\$730,000	27-Mar-25

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: 23 May 2025

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



**2/81 HOTHAM STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$650,000** Sold Date **19-Dec-24**

Distance **0.17km**



**11/55-57 HOTHAM STREET ST
KILDA EAST VIC 3183**

2 1 1

Sold Price **\$715,000** Sold Date **10-Feb-25**

Distance **0.43km**



**4/55-57 HOTHAM STREET ST
KILDA EAST VIC 3183**

3 1 -

Sold Price **\$730,000** Sold Date **27-Mar-25**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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