

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

2/45-47 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 May 2025

to

30 Apr 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

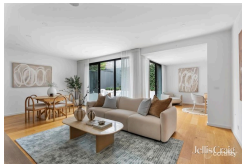
Date of sale

3/88 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$960,000	16-Apr-26
1/63 HOTHAM STREET ST KILDA EAST VIC 3183	\$927,500	08-Dec-25
5/58 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$935,000	23-Dec-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: 15 May 2026



**3/88 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

2 2 1

Sold Price ^{RS} **\$960,000** ^{UN} Sold Date **16-Apr-26**

Distance **0.34km**



**1/63 HOTHAM STREET ST KILDA
EAST VIC 3183**

2 2 1

Sold Price **\$927,500** Sold Date **08-Dec-25**

Distance **0.12km**



**5/58 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

3 1 1

Sold Price **\$935,000** Sold Date **23-Dec-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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