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	10 Hotham Street, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,250,000

Median sale price

Median price $3,200,000 Property Type House Suburb East Melbourne

Period - From 20/06/2025 to 19/06/2026 Source Property Data

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.

	Address of comparable property	Price	Date of sale
1	37 Nicholson St ABBOTSFORD 3067	$1,225,000	28/03/2026
2	6 Park St ABBOTSFORD 3067	$1,250,000	25/03/2026
3	5 Mollison St ABBOTSFORD 3067	$1,295,000	13/06/2026

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: 20/06/2026 18:01

10 Hotham Street, East Melbourne Vic 3002

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3 3 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,250,000
Median House Price
20/06/2025 - 19/06/2026: $3,200,000

Comparable Properties



37 Nicholson St ABBOTSFORD 3067 (REI/VG)

3 2 1

Price: $1,225,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 192 sqm approx

Agent Comments



6 Park St ABBOTSFORD 3067 (REI/VG)

3 3 2

Price: $1,250,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Townhouse (Res)

Agent Comments



5 Mollison St ABBOTSFORD 3067 (REI)

3 3 1

Price: $1,295,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)

Agent Comments

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