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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	1/140 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	$730,000	or range between		&	

Median sale price

Median price	$536,500	Property type	Unit	Suburb	St Kilda East
Period - From	01/01/2024	to	31/03/2024	Source	REIV

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
1/331 Orrong Road, St Kilda East 3183	$680,000	05/04/2024
3/221 Dandenong Road, Windsor 3181	$687,500	15/03/2024
1/89a Alma Road, St Kilda East	$715,000	08/03/2024

This Statement of Information was prepared on: 29/04/2024