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	17/33 Hotham Street, St Kilda East VIC 3183

Indicative selling price

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

Single price	$590,000

Median sale price

Median price	$575,000	Property Type	Unit	Suburb	St Kilda East
Period - From	30/12/2024	to	29/06/2025	Source	core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/323 Orrong Road St Kilda East VIC 3183	$615,000	04/04/2025
15/109 Hotham Street Balaclava VIC 3183	$640,000	21/02/2025
13/7-9 Irving Avenue Prahran VIC 3181	$612,500	22/03/2025

This Statement of Information was prepared on: 30/06/2025