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	107/160 Hotham Street, St Kilda East VIC 3183

Indicative selling price

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

Range between $375,000 & $410,000

Median sale price

Median price $1,520,000 Property Type Other Suburb St Kilda East

Period - From 10/03/2025 to 09/09/2025 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 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
5/141 Glen Huntly Road Elwood VIC 3184	$377,000	27/08/2025
20/130 Alma Road St Kilda East VIC 3183	$380,000	19/08/2025
20/194 Alma Road St Kilda East VIC 3183	$405,000	29/08/2025

This Statement of Information was prepared on: 10/09/2025