

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

6/63 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Feb 2025

to

31 Jan 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

1/63 HOTHAM STREET ST KILDA EAST VIC 3183	\$927,500	08-Dec-25
5/29 THE AVENUE BALACLAVA VIC 3183	\$950,000	02-Jan-26
1/30 GOURLAY STREET BALACLAVA VIC 3183	\$1,058,000	02-Oct-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: 19 February 2026

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

2 2 1

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

Distance **0km**



**5/29 THE AVENUE BALACLAVA
 VIC 3183**

2 1 2

Sold Price ^{RS} **\$950,000** Sold Date **02-Jan-26**

Distance **0.76km**



**1/30 GOURLAY STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$1,058,000** Sold Date **02-Oct-25**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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