

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

15/37 Hotham Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$570,000 Property Type Unit Suburb St Kilda East

Period - From 02/03/2025 to 01/03/2026 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	3/390 Inkerman St ST KILDA EAST 3183	\$500,000	10/02/2026
2	8/52 Hotham St ST KILDA EAST 3183	\$480,000	15/12/2025
3	22/6-8 Glen Eira Rd RIPPONLEA 3185	\$470,000	06/10/2025

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:

02/03/2026 11:16

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Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

02/03/2025 - 01/03/2026: \$570,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/390 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Sold Before Auction

Date: 10/02/2026

Property Type: Apartment



8/52 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment



22/6-8 Glen Eira Rd RIPPONLEA 3185 (REI)

Agent Comments

2 1 1

Price: \$470,000

Method: Private Sale

Date: 06/10/2025

Property Type: Apartment

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