

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 8/100 Hotham Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$720,000 Property Type Unit Suburb East Melbourne

Period - From 01/01/2025 to 31/12/2025 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	14/199a Lennox St RICHMOND 3121	\$750,000	19/12/2025
2			
3			

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.

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending December 2025: \$720,000

Comparable Properties



14/199a Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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