Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/39 Hotham Street, St Kilda East Vic 3183

Indicative selling price

For the meaning o	f this price see co	onsumer.vic.gov.au/underquoting	
Г			

Single price \$589,500

Median sale price

Median price	\$593,500	Pro	perty Type Unit	:	Suburb	St Kilda East
Period - From	01/07/2024	to	30/06/2025	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2/35 Hotham St ST KILDA EAST 3183	\$621,000	29/06/2025
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.

This Statement of Information was prepared on:

12/07/2025 11:08









Property Type: Apartment Agent Comments

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

Agent Comments

Indicative Selling Price \$589,500 Median Unit Price Year ending June 2025: \$593,500

Comparable Properties



2/35 Hotham St ST KILDA EAST 3183 (REI)



Price: \$621,000 Method: Auction Sale Date: 29/06/2025 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.

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