

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

5/45-47 Hotham Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Balaclava

Period - From 01/04/2025

to 31/03/2026

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	4/163 Hotham St BALACLAVA 3183	\$900,000	09/12/2025
2	20/23 Mitford St ST KILDA 3182	\$850,000	06/12/2025
3	1/63 Hotham St ST KILDA EAST 3183	\$927,500	03/12/2025

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:

30/04/2026 13:27



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median Unit Price
Year ending March 2026: \$570,000

Comparable Properties



4/163 Hotham St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 09/12/2025
Property Type: Unit
Land Size: 521 sqm approx



20/23 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 06/12/2025
Property Type: Apartment



1/63 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$927,500
Method: Private Sale
Date: 03/12/2025
Property Type: Townhouse (Res)