

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

2/29-33 HOTHAM STREET EAST MELBOURNE VIC 3002

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

\$360,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,900

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

12/23 HOTHAM STREET EAST MELBOURNE VIC 3002	\$472,000	29-Oct-25
6/29-33 HOTHAM STREET EAST MELBOURNE VIC 3002	\$380,000	20-Jan-26
5/29-33 HOTHAM STREET EAST MELBOURNE VIC 3002	\$380,000	18-Nov-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: 03 March 2026

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**12/23 HOTHAM STREET EAST
 MELBOURNE VIC 3002**

1 1 1

Sold Price **\$472,000** Sold Date **29-Oct-25**

Distance **0.04km**



**6/29-33 HOTHAM STREET EAST
 MELBOURNE VIC 3002**

1 1 1

Sold Price **\$380,000** Sold Date **20-Jan-26**

Distance **0km**



**5/29-33 HOTHAM STREET EAST
 MELBOURNE VIC 3002**

1 1 1

Sold Price Sold Date **18-Nov-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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