

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 Hotham Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,200,000

&

\$2,350,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb South Melbourne

Period - From 01/10/2024

to

30/09/2025

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	38 Raglan St SOUTH MELBOURNE 3205	\$2,260,000	08/11/2025
2	178 Esplanade East PORT MELBOURNE 3207	\$2,450,000	17/09/2025
3	159 Napier St SOUTH MELBOURNE 3205	\$2,380,000	25/07/2025

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:

14/11/2025 13:02



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,350,000
Median House Price
Year ending September 2025: \$1,700,000

Comparable Properties



38 Raglan St SOUTH MELBOURNE 3205 (REI)

Agent Comments

4 2 2

Price: \$2,260,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)



178 Esplanade East PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$2,450,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 140 sqm approx



159 Napier St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$2,380,000
Method: Private Sale
Date: 25/07/2025
Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500