

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 5 Hotham Street, South Melbourne Vic 3205
Including suburb and postcode

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



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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)**

4



2



2

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

Agent Comments

**178 Esplanade East PORT MELBOURNE 3207 (REI/VG)**

3



2



2

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

Agent Comments

**159 Napier St SOUTH MELBOURNE 3205 (REI)**

3



2



1

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

Agent Comments

Account - Jellis Craig | P: 03 8644 5500