

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 3/20-20A Hughenden Road, St Kilda East VIC 3183

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price \$719,000

## Median sale price

Median price \$597,000 Property type Unit Suburb St Kilda East

Period - From 01/07/2023 to 30/06/2024 Source REIV

## Comparable property sales

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. 11/2 Karbarook Av PRAHRAN 3181	\$720,000	20/07/2024
2. 13/14 Chapel St ST KILDA 3182	\$728,000	25/06/2024
3. 2/14a Chapel St ST KILDA 3182	\$725,000	31/05/2024

This Statement of Information was prepared on: 30/08/2024