

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 1/6 Hughenden Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$574,500 Property type Unit Suburb St Kilda East

Period - From 01/01/2024 to 31/12/2024 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. 9/218 Alma Rd ST KILDA EAST 3183	\$605,000	14/12/2024
2. 6/74 Alexandra St ST KILDA EAST 3183	\$639,000	08/12/2024
3. 2/14 Highbury Gr PRAHRAN 3181	\$660,000	07/12/2024

This Statement of Information was prepared on: 22/01/2025