

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 5/3A Hughenden Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$600,000 & \$650,000

Median sale price

Median price \$580,000 Property type Unit Suburb St Kilda East

Period - From 07/11/2023 to 06/11/2024 Source REIV

Comparable property sales

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. 9/22 Westbury St ST KILDA EAST 3183	\$625,000	31/10/2024
2. 10/41 Sutherland Rd ARMADALE 3143	\$650,000	30/10/2024
3. 8/213 Alma Rd ST KILDA EAST 3183	\$610,000	20/10/2024

This Statement of Information was prepared on: 7/11/2024