

---

# 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 10/3a Hughenden Road, St Kilda East VIC 3183

## Indicative selling price

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

Single price \$699,000

## Median sale price

Median price \$574,000 Property type Unit Suburb St Kilda East

Period - From 15/07/2023 to 14/07/2024 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
1. 2/10 Valentine Gr ARMADALE 3143	\$697,000	01/07/2024

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: 15/07/2024