

# 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  
Including suburb and  
postcode

7/3a 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)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$593,500 Property Type Unit Suburb St Kilda East

Period - From 01/07/2024 to 30/06/2025 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 | 9/197 Inkerman St ST KILDA 3182 | \$425,000 | 22/06/2025   |
| 2 | 10/49a Denbigh Rd ARMADALE 3143 | \$440,500 | 12/06/2025   |
| 3 |                                 |           |              |

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:

11/08/2025 17:42



Property Type:  
Agent Comments

Indicative Selling Price  
\$420,000 - \$460,000  
Median Unit Price  
Year ending June 2025: \$593,500

## Comparable Properties



9/197 Inkerman St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$425,000  
Method: Private Sale  
Date: 22/06/2025  
Property Type: Apartment



10/49a Denbigh Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$440,500  
Method: Private Sale  
Date: 12/06/2025  
Property Type: Apartment

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.

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289