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<br>Including suburb and postcode | 1/26 Hughenden Road, St Kilda East Vic 3183 |

## Indicative selling price

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

Range between $700,000 & $750,000

## Median sale price

Median price $585,000 Property Type Unit Suburb St Kilda East

Period - From 01/10/2024 to 30/09/2025 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 | 6/46 Westbury St ST KILDA EAST 3183 | $767,000 | 09/11/2025 |
| 2 | 7/608-610 Malvern Rd PRAHRAN 3181 | $725,000 | 02/10/2025 |
| 3 | 6/43 Armadale St ARMADALE 3143 | $705,000 | 30/09/2025 |

**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: 14/11/2025 09:13

# 1/26 Hughenden Road, St Kilda East Vic 3183

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



2 2 1

**Property Type:** Apartment
**Land Size:** 1444 sqm approx

Agent Comments

**Indicative Selling Price**
$700,000 - $750,000
**Median Unit Price**
Year ending September 2025: $585,000

## Comparable Properties



**6/46 Westbury St ST KILDA EAST 3183 (REI)**

2 1 1

**Price:** $767,000
**Method:** Auction Sale
**Date:** 09/11/2025
**Property Type:** Apartment

Agent Comments



**7/608-610 Malvern Rd PRAHRAN 3181 (REI)**

2 2 1

**Price:** $725,000
**Method:** Private Sale
**Date:** 02/10/2025
**Property Type:** Apartment

Agent Comments



**6/43 Armadale St ARMADALE 3143 (REI/VG)**

2 1 1

**Price:** $705,000
**Method:** Sold Before Auction
**Date:** 30/09/2025
**Property Type:** Unit

Agent Comments



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