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	11/3a Hughenden Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $460,000 & $490,000

Median sale price

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

Period - From 01/07/2025 to 30/06/2026 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	6/157 Peel St WINDSOR 3181	$470,000	03/06/2026
2	2/82 Westbury St BALACLAVA 3183	$470,000	06/05/2026
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: 16/07/2026 12:25



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$460,000 - $490,000
Median Unit Price
Year ending June 2026: $585,000

Comparable Properties



6/157 Peel St WINDSOR 3181 (REI/VG)

1 1 1

Price: $470,000
Method: Private Sale
Date: 03/06/2026
Property Type: Apartment

Agent Comments



2/82 Westbury St BALACLAVA 3183 (REI/VG)

1 1 1

Price: $470,000
Method: Private Sale
Date: 06/05/2026
Property Type: Apartment

Agent Comments

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.

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