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	5/16 Hughenden Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $880,000 & $940,000

Median sale price

Median price $590,000 Property Type Unit Suburb St Kilda East

Period - From 17/07/2025 to 16/07/2026 Source Property Data

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	12/88 Alexandra St ST KILDA EAST 3183	$890,000	26/03/2026
2			
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: 17/07/2026 14:47

5/16 Hughenden Road, St Kilda East Vic 3183



2 1 1

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $940,000
Median Unit Price
17/07/2025 - 16/07/2026: $590,000

Comparable Properties



12/88 Alexandra St ST KILDA EAST 3183 (REI/VG)

2 2 1

Price: $890,000
Method: Private Sale
Date: 26/03/2026
Property Type: Townhouse (Single)

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.

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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