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	4/26 Hughenden Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $435,000 & $475,000

Median sale price

Median price $658,500 Property Type Unit Suburb St Kilda East

Period - From 01/04/2023 to 30/06/2023 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	7/58 The Avenue WINDSOR 3181	$459,000	14/04/2023
2	6/370 Orrong Rd CAULFIELD NORTH 3161	$450,000	10/03/2023
3	12/53 Wattletree Rd ARMADALE 3143	$441,000	06/03/2023

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: 17/08/2023 15:37

4/26 Hughenden Road, St Kilda East Vic 3183



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$435,000 - $475,000
Median Unit Price
June quarter 2023: $658,500

Comparable Properties



7/58 The Avenue WINDSOR 3181 (REI/VG)

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Price: $459,000
Method: Private Sale
Date: 14/04/2023
Property Type: Unit

Agent Comments



6/370 Orrong Rd CAULFIELD NORTH 3161 (REI/VG)

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Price: $450,000
Method: Sold Before Auction
Date: 10/03/2023
Property Type: Unit

Agent Comments



12/53 Wattletree Rd ARMADALE 3143 (VG)

1 - -

Price: $441,000
Method: Sale
Date: 06/03/2023
Property Type: Strata Unit/Flat

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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