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	3/8 Hughenden Road, St Kilda East, VIC 3183

Indicative selling price

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

Single price	$729,000

Median sale price

Median price	567,500	Property Type	Unit	Suburb	ST KILDA EAST
Period - From	30/04/2024	to	29/10/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	10/3a Hughenden Road St Kilda East Vic 3183	$690,000	2024-08-27
2	11/2 Karbarook Avenue Prahran Vic 3181	$720,000	2024-07-20
3	6/35 Hotham Street St Kilda East Vic 3183	$735,000	2024-10-20

This Statement of Information was prepared on: 30/10/2024