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	19 Hughenden Road, St Kilda East Vic 3183

Indicative selling price

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

Single price $2,395,000

Median sale price

Median price $1,870,000 Property Type House Suburb St Kilda East

Period - From 01/07/2025 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	10 Chaddesley Av ST KILDA EAST 3183	$2,400,000	27/11/2025
2	159 Glen Eira Rd ST KILDA EAST 3183	$2,320,000	24/09/2025
3	12 Murchison St ST KILDA EAST 3183	$2,275,000	30/08/2025

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: 05/12/2025 12:13

19 Hughenden Road, St Kilda East Vic 3183



3 2 2

Property Type: House (Res)
Land Size: 744 sqm approx

Agent Comments

Indicative Selling Price
$2,395,000
Median House Price
September quarter 2025: $1,870,000

Comparable Properties



10 Chaddesley Av ST KILDA EAST 3183 (REI)

4 2 2

Price: $2,400,000
Method: Auction Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



159 Glen Eira Rd ST KILDA EAST 3183 (REI)

4 2 1

Price: $2,320,000
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)
Land Size: 575 sqm approx

Agent Comments



12 Murchison St ST KILDA EAST 3183 (REI/VG)

3 1 1

Price: $2,275,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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