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<br>Including suburb and postcode | 12/3a Hughenden Road, St Kilda East Vic 3183 |

## Indicative selling price

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

Range between $650,000 & $700,000

## Median sale price

Median price $550,000 Property Type Unit 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 | 1/1 Hughenden Rd ST KILDA EAST 3183 | $655,000 | 17/09/2025 |
| 2 | 10/71 Westbury St ST KILDA EAST 3183 | $680,000 | 13/08/2025 |
| 3 | 2/3a Hughenden Rd ST KILDA EAST 3183 | $700,000 | 14/06/2025 |

**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: 14/10/2025 18:28




**Property Type:**
Agent Comments

**Indicative Selling Price**
$650,000 - $700,000
**Median Unit Price**
September quarter 2025: $550,000

# Comparable Properties



**1/1 Hughenden Rd ST KILDA EAST 3183 (REI)**

2 | 1 | 1

Agent Comments

**Price:** $655,000
**Method:** Private Sale
**Date:** 17/09/2025
**Property Type:** Apartment



**10/71 Westbury St ST KILDA EAST 3183 (REI/VG)**

2 | 1 | 1

Agent Comments

**Price:** $680,000
**Method:** Sold Before Auction
**Date:** 13/08/2025
**Property Type:** Apartment



**2/3a Hughenden Rd ST KILDA EAST 3183 (REI/VG)**

2 | 1 | 1

Agent Comments

**Price:** $700,000
**Method:** Auction Sale
**Date:** 14/06/2025
**Property Type:** Apartment

**Account** - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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