

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

2/1 HUGHENDEN ROAD ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

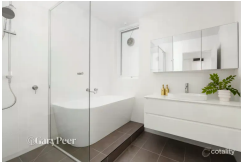
2/3A HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$700,000	14-Jun-25
1/6 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$667,000	02-Mar-25
9/4A WANDO GROVE ST KILDA EAST VIC 3183	\$650,000	28-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 05 August 2025

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2/3A HUGHENDEN ROAD ST KILDA EAST VIC 3183 Sold Price ^{RS} **\$700,000** Sold Date **14-Jun-25**

2 1 1

Distance **0.03km**



1/6 HUGHENDEN ROAD ST KILDA EAST VIC 3183 Sold Price **\$667,000** Sold Date **02-Mar-25**

2 1 1

Distance **0.08km**



9/4A WANDO GROVE ST KILDA EAST VIC 3183 Sold Price ^{RS} **\$650,000** Sold Date **28-Jul-25**

2 1 1

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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