

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 3/20 Hughenden Road, St Kilda East Vic 3183

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

## Median sale price

Median price \$580,000 Property type Unit Suburb St Kilda East

Period - From 04/06/2024 to 03/06/2024 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
1. 1/22a Kooyong Rd CAULFIELD NORTH 3161	\$786,000	12/04/2024
2. 3/12 Lewisham Rd PRAHRAN 3181	\$765,000	04/05/2024

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: 04/06/2024