

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 4/26 Hughenden Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$470,000 & \$515,000

Median sale price

Median price \$574,000 Property Type Unit Suburb St Kilda East

Period - From 09/08/2022 to 08/08/2023 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	8/40 Charnwood Rd ST KILDA 3182	\$515,000	24/06/2023
2	3/8 Grandview Gr PRAHRAN 3181	\$515,000	05/04/2023
3	11/42 Grandview Gr PRAHRAN 3181	\$505,000	24/06/2023

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: 09/08/2023 14:51



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$515,000

Median Unit Price

09/08/2022 - 08/08/2023: \$574,000

Comparable Properties



8/40 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

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Price: \$515,000

Method: Private Sale

Date: 24/06/2023

Property Type: Unit



3/8 Grandview Gr PRAHRAN 3181 (VG)

Agent Comments

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Price: \$515,000

Method: Sale

Date: 05/04/2023

Property Type: Strata Unit/Flat



11/42 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

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Price: \$505,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433