

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

4/8 Hughenden Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$675,000

&

\$735,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb St Kilda East

Period - From 01/07/2025

to

30/06/2026

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	3/5 Armadale St ARMADALE 3143	\$700,000	05/05/2026
2	9/31-33 Wattletree Rd ARMADALE 3143	\$675,000	25/03/2026
3	4/3a Hughenden Rd ST KILDA EAST 3183	\$730,000	18/02/2026

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:

14/08/2026 13:19



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$675,000 - \$735,000
Median Unit Price
Year ending June 2026: \$585,000

Comparable Properties



3/5 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$700,000
Method: Sold Before Auction
Date: 05/05/2026
Property Type: Apartment



9/31-33 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 25/03/2026
Property Type: Apartment



4/3a Hughenden Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$730,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: Apartment

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