

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

5/13 Hughenden Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2025

to

31/12/2025

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	3/5 Ardoch Av ST KILDA EAST 3183	\$870,000	20/03/2026
2	14/273 Orrong Rd ST KILDA EAST 3183	\$825,000	01/03/2026
3	4/1 Fulton St ST KILDA EAST 3183	\$831,000	27/02/2026

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:

07/04/2026 10:31

5/13 Hughenden Road, St Kilda East Vic 3183



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
December quarter 2025: \$600,000

Comparable Properties



3/5 Ardoch Av ST KILDA EAST 3183 (REI)

Agent Comments

2 2 2

Price: \$870,000
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment



14/273 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000
Method: Auction Sale
Date: 01/03/2026
Property Type: Apartment



4/1 Fulton St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$831,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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