

## 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

9/26 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) (\*Delete single price or range as applicable)

Single Price

\$545,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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

15/20 CARDIGAN STREET ST KILDA EAST VIC 3183	\$532,500	14-Feb-24
6/147-149 ALMA ROAD ST KILDA EAST VIC 3183	\$552,500	11-May-24
1/119 ALMA ROAD ST KILDA EAST VIC 3183	\$552,000	13-Apr-24

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: 07 June 2024

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**15/20 CARDIGAN STREET ST  
 KILDA EAST VIC 3183**

1 1 -

Sold Price **\$532,500** Sold Date **14-Feb-24**

Distance **0.68km**

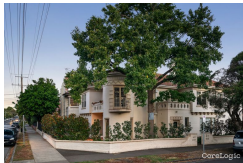


**6/147-149 ALMA ROAD ST KILDA  
 EAST VIC 3183**

1 1 -

Sold Price <sup>RS</sup> **\$552,500** Sold Date **11-May-24**

Distance **0.83km**



**1/119 ALMA ROAD ST KILDA EAST  
 VIC 3183**

1 1 1

Sold Price **\$552,000** Sold Date **13-Apr-24**

Distance **1.18km**

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

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