

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 9/6 Hughenden Road, St Kilda East VIC 3183

Indicative selling price

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

Single price \$ or range between \$690,000 & \$750,000

Median sale price

Median price \$561,000 Property type Unit Suburb St Kilda East

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

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
11/544 Orrong Road, Armadale 3143	\$785,000	27/04/2023
3/130 Hotham Street, St Kilda 3183	\$760,000	25/05/2023
3/22 Orange Grove, Balaclava 3183	\$718,500	10/05/2023

This Statement of Information was prepared on: 11/07/2023