

# 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 12/38 Westbury St, 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 \$779,000

or range between

&

## Median sale price

Median price \$585,000

Property type Apartment

Suburb St Kilda East

Period - From 01/07/2024

to 30/09/2024

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
11/15 Herbert St, St Kilda Vic 3182	\$771,000	07/10/2024
2/6 Ardoch Ave, St Kila East Vic 3183	\$770,000	19/09/2024
3/14 Chapel St, St Kilda Vic 3182	\$780,000	02/08/2024

This Statement of Information was prepared on: 28/11/2024