

# 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 4/81 Westbury Street, 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)

Range between \$550,000 & \$605,000

### Median sale price

Median price \$592,000 Property Type Unit Suburb St Kilda East

Period - From 01/10/2023 to 30/09/2024 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	10/22 Westbury St ST KILDA EAST 3183	\$605,000	15/10/2024
2	7/30 Blenheim St BALACLAVA 3183	\$612,000	18/08/2024
3	3/71 Westbury St ST KILDA EAST 3183	\$592,000	04/08/2024

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: 07/11/2024 10:58

4/81 Westbury Street, St Kilda East Vic 3183

**belle**  
PROPERTY

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**Indicative Selling Price**

\$550,000 - \$605,000

**Median Unit Price**

Year ending September 2024: \$592,000



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**10/22 Westbury St ST KILDA EAST 3183 (REI)** **Agent Comments**

 2  1  1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 15/10/2024

**Property Type:** Apartment



**7/30 Blenheim St BALACLAVA 3183 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$612,000

**Method:** Private Sale

**Date:** 18/08/2024

**Property Type:** Apartment



**3/71 Westbury St ST KILDA EAST 3183 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$592,000

**Method:** Auction Sale

**Date:** 04/08/2024

**Property Type:** Apartment

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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