

# 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 125 Westbury Street, St Kilda East

## 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  or range between \$1,800,000 & \$1,950,000

## Median sale price

Median price \$1,220,000 Property type House Suburb St Kilda East

Period - From 01/10/2024 to 31/12/2024 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
2a Bayview Street, Elsternwick	\$1,900,000	24/01/2025
61 Norwood Road, Caulfield North	\$1,920,000	07/12/2024
272 Alma Road, Caulfield North	\$1,935,000	15/11/2024

This Statement of Information was prepared on: 17/02/2025