

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 32 Westbury Grove, St Kilda East, VIC, 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,175,000 & \$1,275,000

Median sale price

Median price \$1,450,000 Property type House Suburb St Kilda East

Period - From 01/04/2024 to 30/06/2024 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
48 Balston St, Balaclava, VIC 3183	\$1,375,000	08/08/2024
28 Camden Street, Balaclava VIC 3183	\$1,354,000	15/05/2024
39a Sycamore Grove, Balaclava VIC 3183	\$1,375,000	23/06/24

This Statement of Information was prepared on: 05/09/2024