

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 2/4 Westbury Grove, St Kilda East Victoria 3183

Indicative selling price

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

Single price N/A or range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,450,000 Property type Townhouse Suburb ST KILDA EAST

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales

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. 60/8 Perth St PRAHRAN 3181	\$1,100,000	18/07/2024
2. 5/1-5 Martin St ST KILDA 3182	\$1,223,000	25/05/2024
3. 47 Leslie St ST KILDA EAST 3183	\$1,200,000	03/05/2024

This Statement of Information was prepared on: 29/08/2024