

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

20 Westbury Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,870,000

Property Type

House

Suburb

St Kilda East

Period - From

01/07/2025

to

30/09/2025

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	16 Mozart St ST KILDA 3182	\$1,810,000	25/10/2025
2	5 Acacia St ELSTERNWICK 3185	\$1,920,000	15/10/2025
3	62 Henry St WINDSOR 3181	\$1,950,000	04/10/2025

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:

29/10/2025 09:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
September quarter 2025: \$1,870,000

Comparable Properties



16 Mozart St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,810,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)



5 Acacia St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,920,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: House (Res)



62 Henry St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 04/10/2025
Property Type: House
Land Size: 356 sqm approx

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289