Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,950,000

Property offered for sale

20 Westbury Grove, St Kilda East Vic 3183

Indicative selling price

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

Median sale price

Median price	\$1,870,000	Pro	perty 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.

Add	dress 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

OR

3

62 Henry St WINDSOR 3181

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



04/10/2025











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)

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Price: \$1,810,000 **Method:** Auction Sale **Date:** 25/10/2025

Property Type: House (Res)

Agent Comments



5 Acacia St ELSTERNWICK 3185 (REI)

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Price: \$1,920,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: House (Res)

Agent Comments



62 Henry St WINDSOR 3181 (REI)

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

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Agent Comments

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





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