

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

3/14 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$593,500 Property Type Unit Suburb St Kilda East

Period - From 01/07/2024 to 30/06/2025 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	15/93 Argyle St ST KILDA 3182	\$558,000	29/07/2025
2	18/30 Balaclava Rd ST KILDA EAST 3183	\$555,500	18/07/2025
3	5/403 Dandenong Rd ARMADALE 3143	\$548,000	05/07/2025

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:

13/08/2025 17:53



Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Indicative Selling Price

\$510,000 - \$560,000

Median Unit Price

Year ending June 2025: \$593,500

Comparable Properties



15/93 Argyle St ST KILDA 3182 (REI)

Agent Comments



Price: \$558,000

Method: Private Sale

Date: 29/07/2025

Property Type: Apartment



18/30 Balaclava Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$555,500

Method: Private Sale

Date: 18/07/2025

Property Type: Apartment



5/403 Dandenong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$548,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Apartment

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