

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

6/46 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2024

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	101/140 Hotham St ST KILDA EAST 3183	\$653,000	29/08/2025
2	9/4a Wando Gr ST KILDA EAST 3183	\$650,000	28/07/2025
3	219/138 Glen Eira Rd ELSTERNWICK 3185	\$660,000	02/07/2025

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:

13/10/2025 12:14



 2  1  1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending September 2025: \$585,000

Comparable Properties



101/140 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  2  1

Price: \$653,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: Apartment



9/4a Wando Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$650,000
Method: Private Sale
Date: 28/07/2025
Property Type: Apartment



219/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2  2  1

Price: \$660,000
Method: Private Sale
Date: 02/07/2025
Property Type: Apartment

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