

# 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

8/114a Westbury Cl, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$579,000

### Median sale price

Median price

\$585,500

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2024

to

31/03/2025

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	604/181 St Kilda Rd ST KILDA 3182	\$578,000	09/05/2025
2	104/17 Vale St ST KILDA 3182	\$560,000	05/04/2025
3	15/327 Dandenong Rd PRAHRAN 3181	\$590,000	26/03/2025

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:

10/06/2025 15:15