

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

1/4 Westbury Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$970,000

&

\$1,050,000

Median sale price

Median price

\$1,030,000

Property Type

Townhouse

Suburb

St Kilda East

Period - From

17/09/2025

to

16/09/2026

Source

Property Data

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	1/88 Alexandra St ST KILDA EAST 3183	\$980,000	08/08/2026
2	4/19 Hotham St ST KILDA EAST 3183	\$1,050,000	03/06/2026
3	2/27 Ruskin St ELWOOD 3184	\$1,030,000	27/04/2026

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:

17/09/2026 15:53



 2
  1
  1

Property Type: Townhouse

Land Size: . sqm approx

Agent Comments

Indicative Selling Price

\$970,000 - \$1,050,000

Median Townhouse Price

17/09/2025 - 16/09/2026: \$1,030,000

Comparable Properties



1/88 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

 2
  2
  2

Price: \$980,000

Method: Auction Sale

Date: 08/08/2026

Property Type: Townhouse (Res)



4/19 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

 2
  2
  1

Price: \$1,050,000

Method: Private Sale

Date: 03/06/2026

Property Type: Townhouse (Single)



2/27 Ruskin St ELWOOD 3184 (REI)

Agent Comments

 2
  1
  1

Price: \$1,030,000

Method: Sold Before Auction

Date: 27/04/2026

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372