

# 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

15/77 Westbury Street, St Kilda East Vic 3183

### Indicative selling price

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

Range between \$330,000 & \$360,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb St Kilda East

Period - From 01/04/2023 to 31/03/2024 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	1/3 Sebastopol St ST KILDA EAST 3183	\$355,000	26/04/2024
2	23/83 Westbury St ST KILDA EAST 3183	\$350,000	10/04/2024
3	8/1 Celeste Ct ST KILDA EAST 3183	\$331,000	15/05/2024

**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:

18/06/2024 11:58



 1    1    1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$330,000 - \$360,000

**Median Unit Price**

Year ending March 2024: \$605,000

## Comparable Properties



**1/3 Sebastopol St ST KILDA EAST 3183 (REI)**

**Agent Comments**

 1    1    2

**Price:** \$355,000

**Method:** Private Sale

**Date:** 26/04/2024

**Property Type:** Apartment



**23/83 Westbury St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 10/04/2024

**Property Type:** Apartment



**8/1 Celeste Ct ST KILDA EAST 3183 (REI)**

**Agent Comments**

 1    1    1

**Price:** \$331,000

**Method:** Private Sale

**Date:** 15/05/2024

**Property Type:** Apartment

**Account - Besser & Co EA** | P: 03 9531 1000 | F: 03 9531 4000