Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	15/77 Westbury Street, St Kilda East Vic 3183
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$330,000 & \$360,000	Range between	\$330,000	&	\$360,000
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Median sale price

Median price	\$605,000	Pro	perty Type Ur	it		Suburb	St Kilda East
Period - From	01/04/2023	to	31/03/2024	Sc	urce	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

Au	aress or comparable property	1 1100	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



Date of sale







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)

Price: \$355,000 Method: Private Sale Date: 26/04/2024

Property Type: Apartment

Agent Comments



23/83 Westbury St ST KILDA EAST 3183

(REI/VG)



Price: \$350,000 Method: Private Sale Date: 10/04/2024

Property Type: Apartment

Agent Comments



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

Price: \$331.000 Method: Private Sale Date: 15/05/2024

Property Type: Apartment

Agent Comments

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





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