

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 6/74 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$475,000 & \$495,000

Median sale price

Median price \$600,000 Property Type Unit Suburb St Kilda East

Period - From 01/10/2025 to 31/12/2025 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	8/52 Hotham St ST KILDA EAST 3183	\$480,000	15/12/2025
2	4/131 Glen Eira Rd ST KILDA EAST 3183	\$481,000	25/11/2025
3	4/95a Alma Rd ST KILDA EAST 3183	\$477,000	06/11/2025

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: 02/03/2026 11:16



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$475,000 - \$495,000

Median Unit Price

December quarter 2025: \$600,000

Comparable Properties



8/52 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment



4/131 Glen Eira Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$481,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment



4/95a Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$477,000

Method: Private Sale

Date: 06/11/2025

Property Type: Unit

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