

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

1/87 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$1,399,000

Median sale price

Median price

\$1,701,500

Property Type

House

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	76 Argyle St ST KILDA 3182	\$1,302,000	11/11/2025
2	19a Rosamond St BALACLAVA 3183	\$1,200,000	18/10/2025
3	48 Robe St ST KILDA 3182	\$1,225,000	15/09/2025

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 13:27

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 2  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,399,000

Median House Price

December quarter 2025: \$1,701,500

Comparable Properties



76 Argyle St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,302,000

Method: Private Sale

Date: 11/11/2025

Property Type: House (Res)

Land Size: 167 sqm approx



19a Rosamond St BALACLAVA 3183 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,200,000

Method: Private Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 141 sqm approx



48 Robe St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,225,000

Method: Private Sale

Date: 15/09/2025

Property Type: House

Land Size: 217 sqm approx

Account - Jellis Craig | P: 03 8644 5500