

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

3/64 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/01/2025

to

31/03/2025

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	9/88 Barkly St ST KILDA 3182	\$626,500	12/04/2025
2	13/66 Westbury St ST KILDA EAST 3183	\$605,000	18/12/2024
3	6/74 Alexandra St ST KILDA EAST 3183	\$639,000	08/12/2024

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:

12/05/2025 15:16



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
March quarter 2025: \$605,000

Comparable Properties



9/88 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$626,500
Method: Private Sale
Date: 12/04/2025
Property Type: Apartment



13/66 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment
Land Size: 83 sqm approx



6/74 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$639,000
Method: Auction Sale
Date: 08/12/2024
Property Type: Apartment

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



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