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	8/85 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Single price $695,000

Median sale price

Median price $580,000 Property Type Unit Suburb St Kilda East

Period - From 18/09/2024 to 17/09/2025 Source Property Data

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	2/12 Shelley St ELWOOD 3184	$690,000	05/09/2025
2	19/25 Mitford St ST KILDA 3182	$693,000	30/08/2025
3			

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: 18/09/2025 11:43

8/85 Westbury Street, St Kilda East Vic 3183



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$695,000
Median Unit Price
18/09/2024 - 17/09/2025: $580,000

Comparable Properties



2/12 Shelley St ELWOOD 3184 (REI)

2 1 -

Price: $690,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment

Agent Comments



19/25 Mitford St ST KILDA 3182 (REI)

2 1 1

Price: $693,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Apartment

Agent Comments

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.

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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