

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

10/71 WESTBURY STREET ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

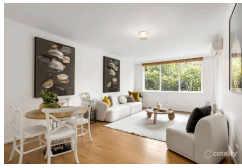
17/11 REDAN STREET ST KILDA VIC 3182	\$669,000	10-May-25
1/6 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$667,000	02-Mar-25
2/46 WESTBURY STREET ST KILDA EAST VIC 3183	\$650,000	23-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 23 July 2025

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17/11 REDAN STREET ST KILDA VIC 3182 Sold Price **\$669,000** Sold Date **10-May-25**

2 1 1

Distance **0.75km**



1/6 HUGHENDEN ROAD ST KILDA EAST VIC 3183 Sold Price **\$667,000** Sold Date **02-Mar-25**

2 1 1

Distance **1km**



2/46 WESTBURY STREET ST KILDA EAST VIC 3183 Sold Price **\$650,000** Sold Date **23-Jan-25**

2 1 1

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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