

# 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

8/44 Westbury Street, St Kilda East Vic 3183
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$550,000
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 & 

\$600,000
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### Median sale price

Median price 

\$582,500
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 Property Type 

Unit
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 Suburb 

St Kilda East
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Period - From 

05/02/2025
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 to 

04/02/2026
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 Source 

Property Data
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### 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	5/23 Lansdowne Rd ST KILDA EAST 3183	\$600,000	17/11/2025
2	11/57 Lansdowne Rd ST KILDA EAST 3183	\$570,000	24/10/2025
3	4/304 Inkerman St ST KILDA EAST 3183	\$599,000	17/08/2025

**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: 

05/02/2026 10:30
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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
05/02/2025 - 04/02/2026: \$582,500

## Comparable Properties



5/23 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** Apartment



11/57 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments



**Price:** \$570,000  
**Method:** Sold Before Auction  
**Date:** 24/10/2025  
**Property Type:** Apartment



4/304 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments



**Price:** \$599,000  
**Method:** Private Sale  
**Date:** 17/08/2025  
**Property Type:** Apartment

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