

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

12/36 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$420,000

 &

\$450,000

Median sale price

Median price

\$598,000

 Property Type

Unit

 Suburb

St Kilda East

Period - From

01/04/2025

 to

31/03/2026

 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	207/5 Hotham St ST KILDA EAST 3183	\$450,000	13/05/2026
2	5/20 Cardigan St ST KILDA EAST 3183	\$430,000	26/04/2026
3	19/20 Shirley Gr ST KILDA EAST 3183	\$430,500	18/02/2026

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:

30/06/2026 10:57



Property Type:

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending March 2026: \$598,000

Comparable Properties

207/5 Hotham St ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 13/05/2026

Property Type: Subdivided Flat - Single OYO Flat



5/20 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 26/04/2026

Property Type: Apartment



19/20 Shirley Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$430,500

Method: Private Sale

Date: 18/02/2026

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336