

# 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

112/333 Beaconsfield Parade, St Kilda West Vic 3182
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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 

\$2,000,000
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 & 

\$2,200,000
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### Median sale price

Median price 

\$570,000
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 Property Type 

Unit
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 Suburb 

St Kilda West
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Period - From 

01/04/2023
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 to 

31/03/2024
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 Source 

REIV
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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	702/505 St Kilda Rd MELBOURNE 3004	\$2,190,000	27/11/2023
2	13/156 Beaconsfield Pde ALBERT PARK 3206	\$2,040,000	25/11/2023
3	305/20 Queens Rd MELBOURNE 3004	\$2,000,000	12/12/2023

**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: 

08/05/2024 09:45
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3 2 2

**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median Unit Price**  
Year ending March 2024: \$570,000

## Comparable Properties



**702/505 St Kilda Rd MELBOURNE 3004**  
(REI/VG)

Agent Comments

3 3 2

**Price:** \$2,190,000  
**Method:** Private Sale  
**Date:** 27/11/2023  
**Property Type:** Apartment



**13/156 Beaconsfield Pde ALBERT PARK 3206**  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$2,040,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Unit

**305/20 Queens Rd MELBOURNE 3004 (VG)**

Agent Comments

3 - -

**Price:** \$2,000,000  
**Method:** Sale  
**Date:** 12/12/2023  
**Property Type:** Subdivided Flat - Single OYO Flat

Account - Cayzer | P: 03 9699 5999