

## 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

63/313 BEACONSFIELD PARADE ST KILDA WEST VIC 3182

### Indicative selling price

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

Single Price

\$795,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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

5/75 PARK STREET ST KILDA WEST VIC 3182	\$850,000	15-Feb-24
419/181 FITZROY STREET ST KILDA VIC 3182	\$780,000	04-Feb-24
53/13 ESPLANADE ST KILDA VIC 3182	\$810,000	13-Dec-23

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.~~

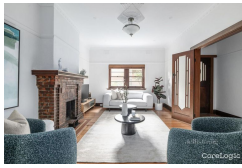
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**5/75 PARK STREET ST KILDA  
WEST VIC 3182**

2 1 1

Sold Price

**\$850,000**

Sold Date **15-Feb-24**

Distance **0.25km**



**419/181 FITZROY STREET ST KILDA  
VIC 3182**

2 1 1

Sold Price

**\$780,000**

Sold Date **04-Feb-24**

Distance **1.27km**



**53/13 ESPLANADE ST KILDA VIC  
3182**

2 1 1

Sold Price

**\$810,000**

Sold Date **13-Dec-23**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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