

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 307/363 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$280,000 & \$308,000

Median sale price

Median price \$600,000 Property Type Unit Suburb St Kilda West

Period - From 01/10/2023 to 30/09/2024 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	10/34 Crimea St ST KILDA 3182	\$305,000	26/08/2024
2	6/34 Crimea St ST KILDA 3182	\$295,000	18/08/2024
3	14/40 Waterloo Cr ST KILDA 3182	\$280,000	21/05/2024

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: 13/11/2024 12:00



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1 1 0

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$280,000 - \$308,000
Median Unit Price
Year ending September 2024: \$600,000

Comparable Properties



10/34 Crimea St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

1 1 -

Price: \$305,000
Method: Private Sale
Date: 26/08/2024
Property Type: Unit



6/34 Crimea St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

1 1 -

Price: \$295,000
Method: Private Sale
Date: 18/08/2024
Property Type: Unit



14/40 Waterloo Cr ST KILDA 3182 (REI/VG)

[Agent Comments](#)

1 1 -

Price: \$280,000
Method: Private Sale
Date: 21/05/2024
Property Type: Apartment

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



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