

## 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

108/363 BEACONSFIELD PARADE ST KILDA WEST VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$566,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Oct 2023

to

30 Sep 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

3/14 DEAKIN STREET ST KILDA WEST VIC 3182	\$460,000	21-May-24
204/129 FITZROY STREET ST KILDA VIC 3182	\$432,000	30-May-24
20/1 DUKE STREET ST KILDA VIC 3182	\$415,000	10-Aug-24

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.~~

This Statement of Information was prepared on: 24 October 2024

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**3/14 DEAKIN STREET ST KILDA WEST VIC 3182**

1  
 1  
 1

Sold Price      **\$460,000**   Sold Date   **21-May-24**

Distance      **0.39km**



**204/129 FITZROY STREET ST KILDA VIC 3182**

1  
 1  
 -

Sold Price      **\$432,000**   Sold Date   **30-May-24**

Distance      **0.41km**



**20/1 DUKE STREET ST KILDA VIC 3182**

1  
 1  
 1

Sold Price      **\$415,000**   Sold Date   **10-Aug-24**

Distance      **1.5km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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