

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

112/363 BEACONSFIELD PARADE ST KILDA WEST VIC 3182

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/340 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$315,000	31-Oct-24
8/340 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$340,000	23-Dec-24
11/1 ACLAND STREET ST KILDA VIC 3182	\$280,000	21-Nov-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: 04 March 2025

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1/340 BEACONSFIELD PARADE ST KILDA WEST VIC 3182 Sold Price **\$315,000** Sold Date **31-Oct-24**
 Distance **0.46km**

1 1 1



8/340 BEACONSFIELD PARADE ST KILDA WEST VIC 3182 Sold Price **\$340,000** Sold Date **23-Dec-24**
 Distance **0.46km**

1 1 1



11/1 ACLAND STREET ST KILDA VIC 3182 Sold Price **\$280,000** Sold Date **21-Nov-24**
 Distance **0.22km**

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RS = Recent sale UN = Undisclosed Sale

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