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	206&303/315 Beaconsfield Parade, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$2,150,000	&	\$2,350,000
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Median sale price

Median price	\$595,000	Pro	perty Type	Unit		Suburb	St Kilda West
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	1602/480 St Kilda Rd MELBOURNE 3004	\$2,200,000	22/01/2025
2	1701/576-578 St Kilda Rd MELBOURNE 3004	\$2,000,000	31/12/2024
3	152/333 Beaconsfield Pde ST KILDA WEST 3182	\$2,350,000	21/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/02/2025 16:11













Property Type: Apartment **Agent Comments**

Indicative Selling Price \$2,150,000 - \$2,350,000 **Median Unit Price** Year ending December 2024: \$595,000

Comparable Properties



1602/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

Price: \$2,200,000 Method: Private Sale Date: 22/01/2025

Property Type: Apartment

1701/576-578 St Kilda Rd MELBOURNE 3004 (REI)

Price: \$2,000,000



Method: Private Sale

Date: 31/12/2024 Property Type: Apartment **Agent Comments**

Agent Comments

152/333 Beaconsfield Pde ST KILDA WEST 3182 (REI)



Price: \$2,350,000 Method: Private Sale Date: 21/08/2024 Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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