

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 206&303/315 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$2,150,000 & \$2,350,000

Median sale price

Median price \$595,000 Property 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	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 comparable properties 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



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 3

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

3
 2
 3

Price: \$2,200,000

Method: Private Sale

Date: 22/01/2025

Property Type: Apartment



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

Agent Comments

3
 2
 4

Price: \$2,000,000

Method: Private Sale

Date: 31/12/2024

Property Type: Apartment



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

Agent Comments

3
 2
 2

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