

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

131/333 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

\$2,480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Feb 2024

to

31 Jan 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

510/6 VICTORIA STREET ST KILDA VIC 3182	\$2,750,000	23-Jul-24
1204/505-507 ST KILDA ROAD MELBOURNE VIC 3004	\$2,625,000	06-Nov-24
1503/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$2,488,000	05-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: 24 February 2025

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**510/6 VICTORIA STREET ST KILDA
 VIC 3182**

2 2 3

Sold Price **\$2,750,000** Sold Date **23-Jul-24**

Distance **0.79km**

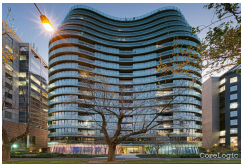


**1204/505-507 ST KILDA ROAD
 MELBOURNE VIC 3004**

3 2 -

Sold Price ^{RS} **\$2,625,000** Sold Date **06-Nov-24**

Distance **1.77km**



**1503/576-578 ST KILDA ROAD
 MELBOURNE VIC 3004**

3 2 -

Sold Price **\$2,488,000** Sold Date **05-Nov-24**

Distance **1.33km**

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

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