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	102/348 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	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$638,500	Pro	perty Type Un	it		Suburb	St Kilda West
Period - From	01/07/2025	to	30/09/2025	So	ource	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

1	6/45 Spenser St ST KILDA 3182	\$1,280,000	11/10/2025
2	11B/29 Queens Rd MELBOURNE 3004	\$1,220,000	04/09/2025
3	1/4 Tennyson St ST KILDA 3182	\$1,275,000	30/08/2025

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:	13/11/2025 14:31



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price September quarter 2025: \$638,500

Comparable Properties



6/45 Spenser St ST KILDA 3182 (REI)

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Price: \$1,280,000 **Method:** Auction Sale **Date:** 11/10/2025

Property Type: Apartment

Agent Comments



11B/29 Queens Rd MELBOURNE 3004 (REI/VG)

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Agent Comments

Price: \$1,220,000 **Method:** Private Sale **Date:** 04/09/2025

Property Type: Apartment



1/4 Tennyson St ST KILDA 3182 (REI)

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Agent Comments

Price: \$1,275,000 **Method:** Auction Sale **Date:** 30/08/2025

Property Type: Apartment

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



