

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 11/318 Beaconsfield Parade, Albert Park Vic 3206

Indicative selling price

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

Range between \$425,000 & \$467,500

Median sale price

Median price \$1,212,500 Property Type Unit Suburb Albert Park

Period - From 01/07/2024 to 30/06/2025 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 | 10/14 Deakin St ST KILDA WEST 3182 | \$460,000 | 09/08/2025 |
| 2 | 5/307 Richardson St MIDDLE PARK 3206 | \$465,000 | 23/07/2025 |
| 3 | 9/44 Fitzroy St ST KILDA 3182 | \$435,000 | 11/04/2025 |

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: 21/08/2025 14:05



Property Type:
Agent Comments

Indicative Selling Price
\$425,000 - \$467,500
Median Unit Price
Year ending June 2025: \$1,212,500

Comparable Properties



10/14 Deakin St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$460,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Apartment



5/307 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 23/07/2025
Property Type: Apartment



9/44 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 11/04/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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