#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	202/363 Beaconsfield Parade, St Kilda West Vic 3182
Including suburb and	
postcode	
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#### Indicative selling price

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

Range between	\$275,000	&	\$295,000
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#### Median sale price

Median price	\$535,000	Pro	perty Type U	nit		Suburb	St Kilda West
Period - From	01/01/2025	to	31/03/2025	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

	aress of comparable property	1 1100	Date of Sale
1	14/79 Alma Rd ST KILDA 3182	\$294,000	07/05/2025
2	8/50 Wellington St ST KILDA 3182	\$280,000	19/04/2025
3	11/340 Beaconsfield Pde ST KILDA WEST 3182	\$275,000	17/03/2025

#### 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:	26/06/2025 09:48



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$275,000 - \$295,000 **Median Unit Price** March quarter 2025: \$535,000

## Comparable Properties



14/79 Alma Rd ST KILDA 3182 (VG)

Price: \$294,000 Method: Sale

Date: 07/05/2025

Property Type: Strata Flat - Single OYO Flat

**Agent Comments** 



8/50 Wellington St ST KILDA 3182 (REI/VG)





Price: \$280,000 Method: Private Sale Date: 19/04/2025 Property Type: Apartment **Agent Comments** 



11/340 Beaconsfield Pde ST KILDA WEST 3182 (VG)



Price: \$275,000 Method: Sale Date: 17/03/2025

Property Type: Strata Flat - Single OYO Flat

**Agent Comments** 

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





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