

## 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

206/348 BEACONSFIELD PARADE ST KILDA WEST VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$485,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Jun 2024

to

31 May 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

8/38 FITZROY STREET ST KILDA VIC 3182	\$510,500	01-Apr-25
10/22-24 EILDON ROAD ST KILDA VIC 3182	\$490,000	05-Feb-25
51/1A ST KILDA ROAD ST KILDA VIC 3182	\$520,000	07-Apr-25

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: 17 June 2025

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**8/38 FITZROY STREET ST KILDA  
VIC 3182**

2 1 1

Sold Price

**\$510,500**

Sold Date

**01-Apr-25**

Distance

**0.39km**



**10/22-24 EILDON ROAD ST KILDA  
VIC 3182**

1 1 -

Sold Price

**\$490,000**

Sold Date

**05-Feb-25**

Distance

**0.64km**



**51/1A ST KILDA ROAD ST KILDA  
VIC 3182**

2 1 -

Sold Price

<sup>RS</sup> **\$520,000** <sup>UN</sup>

Sold Date

**07-Apr-25**

Distance

**0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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