

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

21/343-346 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

St Kilda West

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

Address of comparable property	Price	Date of sale
6/43 PARK STREET ST KILDA WEST VIC 3182	\$669,000	26-Jul-25
12/206 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$690,000	08-Aug-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: 09 December 2025



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**6/43 PARK STREET ST KILDA
WEST VIC 3182**

2 1 1

Sold Price **\$669,000** Sold Date **26-Jul-25**

Distance **0.05km**



**12/206 CANTERBURY ROAD ST
KILDA WEST VIC 3182**

2 1 1

Sold Price **\$690,000** Sold Date **08-Aug-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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