

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

6/323 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$532,500

Property Type Unit

Suburb St Kilda West

Period - From 19/12/2024

to 18/12/2025

Source Property Data

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.

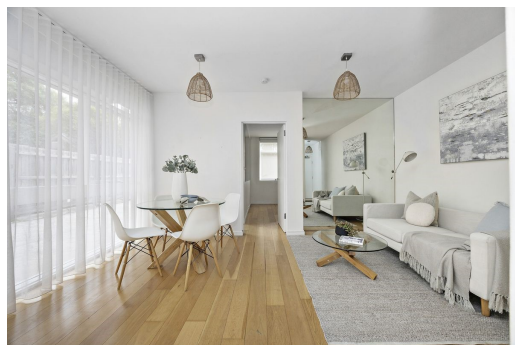
| | Address of comparable property | Price | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 1/32 Donald St PRAHRAN 3181 | \$432,500 | 27/11/2025 |
| 2 | 702/603 St Kilda Rd MELBOURNE 3004 | \$430,000 | 13/10/2025 |
| 3 | 403/181 Fitzroy St ST KILDA 3182 | \$430,000 | 23/09/2025 |

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:

19/12/2025 09:59



 1
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$435,000

Median Unit Price

19/12/2024 - 18/12/2025: \$532,500

Comparable Properties



1/32 Donald St PRAHRAN 3181 (REI)

Agent Comments

 1
  1
  1

Price: \$432,500

Method: Private Sale

Date: 27/11/2025

Property Type: Apartment



702/603 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$430,000

Method: Private Sale

Date: 13/10/2025

Property Type: Apartment



403/181 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  -

Price: \$430,000

Method: Private Sale

Date: 23/09/2025

Property Type: Apartment

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