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 | 6/323 Beaconsfield Parade, St Kilda West Vic 3182 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

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 | Pro | perty Type U | nit | | Suburb | St Kilda West |
|---------------|------------|-----|--------------|-----|------|----------|---------------|
| Period - From | 19/12/2024 | to | 18/12/2025 | So | urce | 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

| Add | dress 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 comparableproperties 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 |
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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)

Price: \$432,500 Method: Private Sale Date: 27/11/2025

Property Type: Apartment

Agent Comments



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

Price: \$430,000 Method: Private Sale





Date: 13/10/2025 Property Type: Apartment **Agent Comments**



403/181 Fitzroy St ST KILDA 3182 (REI)



Price: \$430,000 Method: Private Sale Date: 23/09/2025

Property Type: Apartment

Agent Comments

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





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