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

6/323 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$400,000 &	\$440,000
---------------------------	-----------

Median sale price

Median price \$550,000	Pro	operty Type Un	it	Suburb	St Kilda West
Period - From 01/10/2024	to	30/09/2025	Sour	rce 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

Aut	areas or comparable property	1 1100	Date of Sale
1	6/38 York St ST KILDA WEST 3182	\$440,000	18/09/2025
2	5/349 Beaconsfield Pde ST KILDA WEST 3182	\$420,000	05/05/2025
3	24/64 Fitzroy St ST KILDA 3182	\$440,000	29/04/2025

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:	29/10/2025 16:09



Date of sale







Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** Year ending September 2025: \$550,000

Comparable Properties



6/38 York St ST KILDA WEST 3182 (REI/VG)

Agent Comments

Price: \$440,000 Method: Private Sale Date: 18/09/2025

Property Type: Apartment



5/349 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

Agent Comments

Price: \$420,000 Method: Private Sale Date: 05/05/2025

Property Type: Apartment



24/64 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

Price: \$440,000 Method: Private Sale Date: 29/04/2025 Rooms: 2

Property Type: Apartment

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.