

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 (*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

^{RS} **\$520,000** ^{UN}

Sold Date

07-Apr-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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