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	2/136 PARK STREET 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$522,000	Property type	Unit	Suburb	St Kilda West
Period-from	01 Sep 2024	to	31 Aug 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.~~

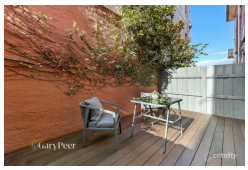
Address of comparable property	Price	Date of sale
3/122 BEACONSFIELD PARADE ALBERT PARK VIC 3206	$528,000	30-Aug-25

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: 23 September 2025

Stefan Joannides
M 0416305506
E stefan.joannides@belleproperty.com



3/122 BEACONSFIELD PARADE ALBERT PARK VIC 3206

1 1 1

Sold Price RS **$528,000** Sold Date **30-Aug-25**

Distance **1.66km**

RS = Recent sale **UN** = Undisclosed Sale

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