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.

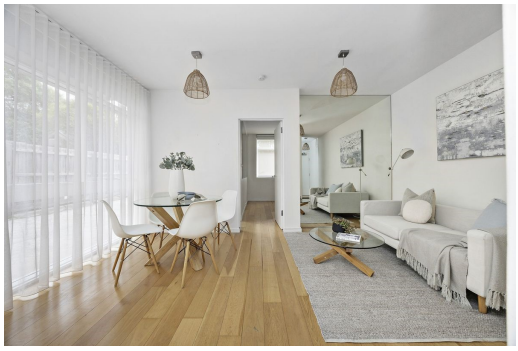
	Address of comparable property	Price	Date of sale
1	1/32 Donald St PRAHRAN 3181	$432,500	27/11/2025
2	702/603 St Kilda Rd MELBOURNE 3004	$430,000	13/10/2025
3	403/181 Fitzroy St ST KILDA 3182	$430,000	23/09/2025

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

6/323 Beaconsfield Parade, St Kilda West Vic 3182



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)

1 1 1

Price: $432,500
Method: Private Sale
Date: 27/11/2025
Property Type: Apartment

Agent Comments



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

1 1 -

Price: $430,000
Method: Private Sale
Date: 13/10/2025
Property Type: Apartment

Agent Comments



403/181 Fitzroy St ST KILDA 3182 (REI)

1 1 -

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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