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	102/348 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $638,500 Property Type Unit Suburb St Kilda West

Period - From 01/07/2025 to 30/09/2025 Source 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.

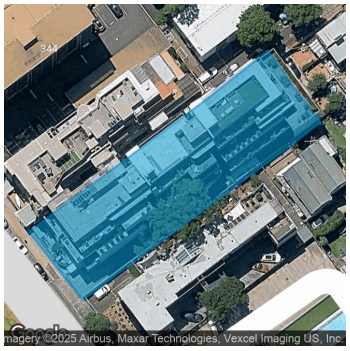
	Address of comparable property	Price	Date of sale
1	6/45 Spenser St ST KILDA 3182	$1,280,000	11/10/2025
2	11B/29 Queens Rd MELBOURNE 3004	$1,220,000	04/09/2025
3	1/4 Tennyson St ST KILDA 3182	$1,275,000	30/08/2025

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: 13/11/2025 14:31

102/348 Beaconsfield Parade, St Kilda West Vic 3182



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
September quarter 2025: $638,500

Comparable Properties



6/45 Spenser St ST KILDA 3182 (REI)

3 2 3

Price: $1,280,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Apartment

Agent Comments



11B/29 Queens Rd MELBOURNE 3004 (REI/VG)

3 2 2

Price: $1,220,000
Method: Private Sale
Date: 04/09/2025
Property Type: Apartment

Agent Comments



1/4 Tennyson St ST KILDA 3182 (REI)

3 2 1

Price: $1,275,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Apartment

Agent Comments

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

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