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	23/340 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Single price $329,950

Median sale price

Median price $502,500 Property Type Unit Suburb St Kilda West

Period - From 01/01/2023 to 31/12/2023 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	7/72 Barkly St ST KILDA 3182	$330,000	07/10/2023
2	43/340 Beaconsfield Pde ST KILDA WEST 3182	$310,000	27/11/2023
3	15/50 Wellington St ST KILDA 3182	$310,000	01/10/2023

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: 31/03/2024 11:53

23/340 Beaconsfield Parade, St Kilda West Vic 3182



1 1 1

Property Type: Studio Apartment

Agent Comments

Indicative Selling Price
$329,950
Median Unit Price
Year ending December 2023: $502,500

Comparable Properties



7/72 Barkly St ST KILDA 3182 (REI/VG)

1 1 1

Price: $330,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Unit

Agent Comments



43/340 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

1 1 1

Price: $310,000
Method: Private Sale
Date: 27/11/2023
Property Type: Studio Apartment

Agent Comments



15/50 Wellington St ST KILDA 3182 (REI/VG)

1 1 1

Price: $310,000
Method: Private Sale
Date: 01/10/2023
Property Type: Unit

Agent Comments

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

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