

# 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

3/343-346 Beaconsfield Parade, St Kilda West VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

St Kilda West

Period - From

27/12/2024

to

26/06/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
707/499 St Kilda Road Melbourne VIC 3004	\$1,120,000	29/05/2025
203/576-578 St Kilda Road Melbourne VIC 3004	\$1,050,000	27/05/2025

This Statement of Information was prepared on:

27/06/2025