

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

2/6 WEST BEACH ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

5/24 PARK STREET ST KILDA WEST VIC 3182	\$550,000	30-Jun-25
6/29 JACKSON STREET ST KILDA VIC 3182	\$568,000	28-Jun-25
4/155 FITZROY STREET ST KILDA VIC 3182	\$605,000	23-May-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: 14 July 2025

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**5/24 PARK STREET ST KILDA
WEST VIC 3182**

 2  1  1

Sold Price

^{RS} **\$550,000**

Sold Date

30-Jun-25

Distance

0.18km



**6/29 JACKSON STREET ST KILDA
VIC 3182**

 2  1  1

Sold Price

^{RS} **\$568,000**

Sold Date

28-Jun-25

Distance

0.25km



**4/155 FITZROY STREET ST KILDA
VIC 3182**

 2  1  1

Sold Price

^{RS} **\$605,000**

Sold Date

23-May-25

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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