

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

24/343-346 BEACONSFIELD PARADE 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

\$695,000

&

\$755,000

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

37/350-353 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$780,000	24-May-25
2/207 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$715,000	03-May-25
205/315 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$708,000	06-Feb-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.~~

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Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au



**37/350-353 BEACONSFIELD
PARADE ST KILDA WEST VIC 3182**

Sold Price

^{RS} **\$780,000** Sold Date **24-May-25**

2 1 1

Distance **0.12km**



**2/207 CANTERBURY ROAD ST
KILDA WEST VIC 3182**

Sold Price

\$715,000 Sold Date **03-May-25**

2 1 1

Distance **0.32km**



**205/315 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

Sold Price

\$708,000 Sold Date **06-Feb-25**

1 1 1

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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