

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

104/333 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$2,240,000 Property Type House Suburb St Kilda West

Period - From 01/07/2025 to 30/06/2026 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	4/51 Blessington St ST KILDA 3182	\$810,000	27/06/2026
2	19/109 Nimmo St MIDDLE PARK 3206	\$880,000	05/06/2026
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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: 11/08/2026 16:48



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending June 2026: \$2,240,000

Comparable Properties



4/51 Blessington St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 27/06/2026

Property Type: Apartment



19/109 Nimmo St MIDDLE PARK 3206 (VG)

Agent Comments



Price: \$880,000

Method: Sale

Date: 05/06/2026

Property Type: Strata Unit/Flat

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.

Account - Jellis Craig | P: 03 8644 5500



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