

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

11/326 Beaconsfield Parade, St Kilda West VIC 3182

Indicative selling price

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

Range between

\$880,000

&

\$940,000

Median sale price

Median price

\$536,250

Property Type

Unit

Suburb

St Kilda West

Period - From

12/11/2025

to

11/05/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/23 Esplanade St Kilda VIC 3182	\$930,000	25/02/2026
38/350-353 Beaconsfield Parade St Kilda West VIC 3182	\$910,000	25/04/2026
3/20 York Street St Kilda West VIC 3182	\$917,000	12/01/2026

This Statement of Information was prepared on:

12/05/2026