

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

21/318 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

St Kilda West

Period - From

09/09/2025

to

08/09/2026

Source

Property Data

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	Unit 10/323 Beaconsfield Pde ST KILDA WEST 3182	\$630,000	24/08/2026
2	10/136 Park St ST KILDA WEST 3182	\$635,000	10/07/2026
3	37/31 York St ST KILDA WEST 3182	\$625,000	25/06/2026

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:

09/09/2026 15:58



Rooms: 4

Property Type: Flat

Agent Comments

Comparable Properties



Unit 10/323 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 24/08/2026

Property Type: Apartment



10/136 Park St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 10/07/2026

Property Type: Apartment



37/31 York St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 25/06/2026

Property Type: Apartment

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