

# 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

4/343-346 Beaconsfield Parade, St Kilda West VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$475,000

&

\$520,000

### Median sale price

Median price

\$536,250

Property Type

Unit

Suburb

St Kilda West

Period - From

16/10/2025

to

15/04/2026

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 |
|--------------------------------------------|-----------|--------------|
| 7/3 Cowderoy Street St Kilda West VIC 3182 | \$500,000 | 10/04/2026   |
| 18/1 Esplanade St Kilda VIC 3182           | \$505,000 | 03/12/2025   |
| 12/98 Park Street St Kilda West VIC 3182   | \$493,000 | 02/12/2025   |

This Statement of Information was prepared on:

16/04/2026