

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

61/313 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb St Kilda West

Period - From 01/01/2026

to 31/03/2026

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	21/313 Beaconsfield Pde ST KILDA WEST 3182	\$615,000	02/02/2026
2			
3			

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:

25/05/2026 11:56

Jon Kett
03 9646 4444
0415 853 564
jonkett@jellisrcraig.com.au

Indicative Selling Price
\$650,000

Median Unit Price
March quarter 2026: \$615,000



1 1 1

Property Type: Unit
Agent Comments

Comparable Properties



21/313 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG) **Agent Comments**

1 1 1

Price: \$615,000
Method: Private Sale
Date: 02/02/2026
Property Type: Apartment

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.