

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

63/333 BEACONSFIELD PARADE ST KILDA WEST VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

33/333 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$625,000	31-Mar-25
75/151 FITZROY STREET ST KILDA VIC 3182	\$665,000	03-Mar-25
205/315 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$708,000	06-Feb-25

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 6 months.~~

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**33/333 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

Sold Price

^{RS} **\$625,000** ^{UN}

Sold Date

31-Mar-25

1

1

1

Distance

0km



**75/151 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

\$665,000

Sold Date

03-Mar-25

1

1

1

Distance

0.89km



**205/315 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

Sold Price

\$708,000

Sold Date

06-Feb-25

1

1

1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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