

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

8/320 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$536,250 Property Type Unit Suburb St Kilda West

Period - From 01/07/2025 to 30/06/2026 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	6/41 Longmore St ST KILDA WEST 3182	\$710,000	17/07/2026
2	8/18 Princes St ST KILDA 3182	\$690,000	16/07/2026
3	11/109 Nimmo St MIDDLE PARK 3206	\$750,000	09/04/2026

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:

19/09/2026 08:47



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
Year ending June 2026: \$536,250

Comparable Properties

6/41 Longmore St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 17/07/2026
Property Type: Apartment



8/18 Princes St ST KILDA 3182 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 16/07/2026
Property Type: Apartment



11/109 Nimmo St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment

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