

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 2/343-346 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$494,500 Property Type Unit Suburb St Kilda West

Period - From 01/10/2025 to 31/12/2025 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	1003/576-578 St Kilda Rd MELBOURNE 3004	\$1,051,000	29/01/2026
2	604/576-578 St Kilda Rd MELBOURNE 3004	\$1,050,000	06/11/2025
3	3/343-346 Beaconsfield Pde ST KILDA WEST 3182	\$1,050,000	16/08/2025

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: 11/02/2026 08:09



Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2025: \$494,500

Comparable Properties



1003/576-578 St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)



Price: \$1,051,000
Method: Auction Sale
Date: 29/01/2026
Property Type: Apartment



604/576-578 St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)



Price: \$1,050,000
Method: Private Sale
Date: 06/11/2025
Property Type: Apartment



3/343-346 Beaconsfield Pde ST KILDA WEST 3182 (REI)

[Agent Comments](#)



Price: \$1,050,000
Method: Private Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222



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