

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 2/355 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$577,500 Property Type Unit Suburb St Kilda West

Period - From 02/03/2025 to 01/03/2026 Source Property Data

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	4/50 Dalgety St ST KILDA 3182	\$569,100	28/11/2025
2	6/36 Grey St ST KILDA 3182	\$555,000	26/11/2025
3	6/50 Dalgety St ST KILDA 3182	\$570,500	24/11/2025

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: 02/03/2026 13:01

2/355 Beaconsfield Parade, St Kilda West Vic 3182



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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
02/03/2025 - 01/03/2026: \$577,500

Comparable Properties



4/50 Dalgety St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

1 1 -

Price: \$569,100
Method: Private Sale
Date: 28/11/2025
Property Type: Apartment



6/36 Grey St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

1 1 -

Price: \$555,000
Method: Private Sale
Date: 26/11/2025
Property Type: Unit



6/50 Dalgety St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

1 1 -

Price: \$570,500
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment
Land Size: 65 sqm approx

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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