

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 West Beach Road St Kilda West, 3182
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Indicative selling price

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

Range between	\$1,690,000 & \$1,790,000
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Median sale price

Median price	\$3,020,000	Property Type	HOUSE	Suburb	ST KILDA WEST
Period - From	01-Nov-2022	to	31-Oct-2023	Source	Corelogic

Comparable property sales

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	24 Blenheim St, Balaclava, VIC 3183	\$1,735,000	25-Nov-2023
2	258 Barkly St, St Kilda, VIC 3182	\$1,725,000	02-Sep-2023
3	38 Charles Street, St Kilda, VIC 3182	\$1,800,000	20-Nov-2023

This statement of information was prepared on 29-Jan-2024 at 10:55:43 AM EST