

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 15/225 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Middle Park

Period - From 01/10/2023 to 30/09/2024 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	51/333 Beaconsfield Pde ST KILDA WEST 3182	\$925,000	28/10/2024
2	21/333 Beaconsfield Pde ST KILDA WEST 3182	\$905,088	16/09/2024
3	13/195 Beaconsfield Pde MIDDLE PARK 3206	\$810,000	13/08/2024

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: 29/11/2024 09:38



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending September 2024: \$810,000

Comparable Properties



51/333 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments

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Price: \$925,000

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment



21/333 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments

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Price: \$905,088

Method: Private Sale

Date: 16/09/2024

Property Type: Unit



13/195 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG)

Agent Comments

2
 1
 1

Price: \$810,000

Method: Private Sale

Date: 13/08/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393