

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

102/312 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$1,045,000

Property Type

Unit

Suburb

Middle Park

Period - From

24/10/2024

to

23/10/2025

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	10/312 Beaconsfield Pde MIDDLE PARK 3206	\$2,075,000	28/05/2025
2	60/343-346 Beaconsfield Pde ST KILDA WEST 3182	\$2,030,000	02/05/2025
3			

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:

24/10/2025 10:00



2 2 2

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$1,850,000
Median Unit Price
24/10/2024 - 23/10/2025: \$1,045,000

Comparable Properties



10/312 Beaconsfield Pde MIDDLE PARK 3206 (REI)

Agent Comments

2 2 2

Price: \$2,075,000
Method: Private Sale
Date: 28/05/2025
Property Type: Apartment



60/343-346 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments

3 2 2

Price: \$2,030,000
Method: Private Sale
Date: 02/05/2025
Property Type: Apartment

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.