

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,662,500

Property Type House

Suburb Middle Park

Period - From 01/07/2024

to

30/06/2025

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 | 10/312 Beaconsfield Pde MIDDLE PARK 3206   | \$2,075,000 | 28/05/2025   |
| 2 | 60/343 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:

25/09/2025 17:40



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
Year ending June 2025: \$2,662,500

## Comparable Properties



**10/312 Beaconsfield Pde MIDDLE PARK 3206 (REI)** Agent Comments



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



**60/343 Beaconsfield Pde ST KILDA WEST 3182 (VG)** Agent Comments



**Price:** \$2,030,000  
**Method:** Sale  
**Date:** 02/05/2025  
**Property Type:** Strata Flat - Single OYO Flat

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.