

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

11 Spenser Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,590,000

Property Type House

Suburb St Kilda

Period - From 01/10/2024

to 31/12/2024

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	50 Chapel St ST KILDA 3182	\$2,030,000	01/03/2025
2	71 Milton St ELWOOD 3184	\$2,100,000	28/02/2025
3	9 Spenser St ST KILDA 3182	\$1,950,000	11/12/2024

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:

22/03/2025 16:51



4 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
December quarter 2024: \$1,590,000

Comparable Properties



50 Chapel St ST KILDA 3182 (REI)

Agent Comments

3 2 2

Price: \$2,030,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)



71 Milton St ELWOOD 3184 (REI)

Agent Comments

3 2 -

Price: \$2,100,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 272 sqm approx



9 Spenser St ST KILDA 3182 (REI)

Agent Comments

4 2 1

Price: \$1,950,000
Method: Private Sale
Date: 11/12/2024
Property Type: House