

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

Single price

\$2,300,000

Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

St Kilda

Period - From

01/01/2025

to

31/03/2025

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 | 11 Fuller Rd RIPPONLEA 3185 | \$2,225,000 | 03/04/2025 |
| 2 | 3 York St ST KILDA WEST 3182 | \$2,310,000 | 11/02/2025 |
| 3 | 64 Addison St ELWOOD 3184 | \$2,136,000 | 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:

14/04/2025 11:30



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,300,000

Median House Price

March quarter 2025: \$1,670,000

Comparable Properties



11 Fuller Rd RIPPONLEA 3185 (REI)

Agent Comments

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  -

Price: \$2,225,000

Method: Private Sale

Date: 03/04/2025

Property Type: House (Res)

Land Size: 766 sqm approx



3 York St ST KILDA WEST 3182 (REI)

Agent Comments

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  2
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Price: \$2,310,000

Method: Sold Before Auction

Date: 11/02/2025

Property Type: House (Res)



64 Addison St ELWOOD 3184 (REI/VG)

Agent Comments

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  1

Price: \$2,136,000

Method: Private Sale

Date: 11/12/2024

Property Type: House

Land Size: 321 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372