

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

6/45 SPENSER STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

2/79 MITFORD STREET ELWOOD VIC 3184	\$1,130,000	17-Apr-25
1/25-27 GORDON AVENUE ELWOOD VIC 3184	\$1,175,000	21-Jun-25

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 6 months.

This Statement of Information was prepared on: 16 September 2025

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**2/79 MITFORD STREET ELWOOD
VIC 3184**

 3  2  2

Sold Price **\$1,130,000** Sold Date **17-Apr-25**

Distance **0.88km**



**1/25-27 GORDON AVENUE
ELWOOD VIC 3184**

 2  1  2

Sold Price ^{RS} **\$1,175,000** Sold Date **21-Jun-25**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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