

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

\$1,800,000

&

\$1,900,000

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	58 Clyde St ST KILDA 3182	\$1,900,000	08/05/2025
2	3 Los Angeles Ct RIPPONLEA 3185	\$1,870,000	12/04/2025
3	42 Carlisle St ST KILDA 3182	\$1,897,500	25/02/2025

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:

12/05/2025 10:12



4 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

March quarter 2025: \$1,670,000

Comparable Properties



58 Clyde St ST KILDA 3182 (REI)

Agent Comments

3 2 -

Price: \$1,900,000

Method: Auction Sale

Date: 08/05/2025

Property Type: House (Res)



3 Los Angeles Ct RIPPONLEA 3185 (REI)

Agent Comments

3 2 1

Price: \$1,870,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)



42 Carlisle St ST KILDA 3182 (VG)

Agent Comments

- - -

Price: \$1,897,500

Method: Sale

Date: 25/02/2025

Property Type: Surgery

Land Size: 682 sqm approx

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