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	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,800,000		&		\$1,900,000				
Median sale p	rice								
Median price	\$1,670,000	Property Type Hou		Hou	ISE		Suburb	St Kilda	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress 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



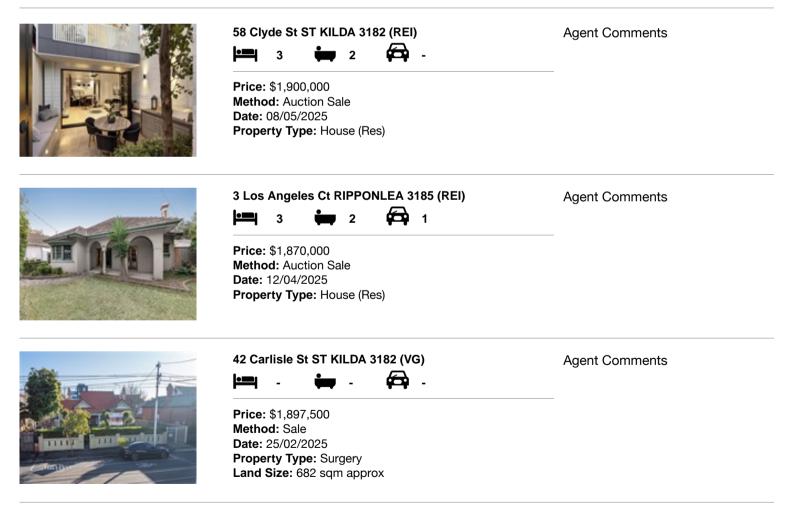






Property Type: House (Res) Agent Comments Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price March quarter 2025: \$1,670,000

Comparable Properties



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



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