Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$600,000

Property	offered t	for sale
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Address	6/13 Spenser Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$590,000	&	\$630,000
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Median sale price

Median price	\$505,000	Pro	perty Type U	nit		Suburb	St Kilda
Period - From	01/10/2024	to	30/09/2025	So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

5/16 Marine Pde ST KILDA 3182

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.

Add	ress of comparable property	Price	Date of sale
1	7/49 Ruskin St ELWOOD 3184	\$600,000	15/10/2025
2	4/133 Brighton Rd ELWOOD 3184	\$620,000	10/10/2025

OR

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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:	10/11/2025 14:32



07/08/2025







Indicative Selling Price \$590,000 - \$630,000 **Median Unit Price** Year ending September 2025: \$505,000

Comparable Properties



7/49 Ruskin St ELWOOD 3184 (REI)

Price: \$600,000 Method: Private Sale Date: 15/10/2025

Property Type: Apartment

Agent Comments



4/133 Brighton Rd ELWOOD 3184 (REI)

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Agent Comments

Price: \$620,000 Method: Private Sale Date: 10/10/2025

Property Type: Apartment



5/16 Marine Pde ST KILDA 3182 (VG)

Price: \$600,000 Method: Sale Date: 07/08/2025

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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