

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

2/45 Spenser Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$850,000

&

\$875,000

Median sale price

Median price \$545,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2026

to

31/03/2026

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	101/138 Ormond Rd ELWOOD 3184	\$862,500	05/05/2026
2	1101/181-185 St Kilda Rd ST KILDA 3182	\$862,000	18/04/2026
3	22/83-89 Brighton Rd ELWOOD 3184	\$870,000	08/04/2026

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:

12/05/2026 13:23



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Property Type: Apartment

Agent Comments

Comparable Properties



101/138 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$862,500

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment



1101/181-185 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

2 2 2

Price: \$862,000

Method: Private Sale

Date: 18/04/2026

Property Type: Apartment



22/83-89 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$870,000

Method: Private Sale

Date: 08/04/2026

Property Type: Apartment