

# 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

3/13-15 Spenser Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$730,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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	6/2a Robe St ST KILDA 3182	\$721,000	11/12/2023
2	3/5 Herbert St ST KILDA 3182	\$720,000	08/01/2024
3	6/26a Acland St ST KILDA 3182	\$700,000	16/12/2023

**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:

15/02/2024 09:45



2   1   1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$670,000 - \$730,000  
**Median Unit Price**  
December quarter 2023: \$600,000

## Comparable Properties



**6/2a Robe St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$721,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** Apartment



**3/5 Herbert St ST KILDA 3182 (REI)**

**Agent Comments**

2   1   1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 08/01/2024  
**Property Type:** Apartment



**6/26a Acland St ST KILDA 3182 (REI)**

**Agent Comments**

2   1   -

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 16/12/2023  
**Property Type:** Apartment

**Account - Hodges** | P: 03 9529 1100 | F: 03 9529 1400