

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 Leslie Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,822,500

Property Type House

Suburb Elsternwick

Period - From 01/04/2025

to

30/06/2025

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	38a Leslie St ELSTERNWICK 3185	\$1,675,000	20/08/2025
2	15 Lucas St CAULFIELD SOUTH 3162	\$1,750,000	28/06/2025
3	387 Kooyong Rd ELSTERNWICK 3185	\$1,645,000	19/03/2025

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:

15/09/2025 15:05



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Rooms: 5

Property Type: House (Res)

Land Size: 391.884 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

June quarter 2025: \$1,822,500

Comparable Properties



38a Leslie St ELSTERNWICK 3185 (REI)

Agent Comments

3
 2
 2

Price: \$1,675,000

Method: Sold Before Auction

Date: 20/08/2025

Property Type: House (Res)



15 Lucas St CAULFIELD SOUTH 3162 (VG)

Agent Comments

3
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Price: \$1,750,000

Method: Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 551 sqm approx



387 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

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 1
 2

Price: \$1,645,000

Method: Private Sale

Date: 19/03/2025

Property Type: House

Land Size: 484 sqm approx