

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

34 Leslie Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$2,126,000 Property Type House Suburb Elsternwick

Period - From 01/04/2025 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	17 Bayview St ELSTERNWICK 3185	\$1,880,000	22/03/2026
2	58 Riddell Pde ELSTERNWICK 3185	\$1,862,000	16/02/2026
3	53 Edward St ELSTERNWICK 3185	\$1,782,500	25/10/2025

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:

15/04/2026 21:30



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 393 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,925,000
Median House Price
 Year ending March 2026: \$2,126,000

Comparable Properties



17 Bayview St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 -

Price: \$1,880,000
Method: Auction Sale
Date: 22/03/2026
Property Type: House (Res)



58 Riddell Pde ELSTERNWICK 3185 (REI)

Agent Comments

4 1 1

Price: \$1,862,000
Method: Private Sale
Date: 16/02/2026
Property Type: House (Res)
Land Size: 368 sqm approx



53 Edward St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 3

Price: \$1,782,500
Method: Auction Sale
Date: 25/10/2025
Property Type: House
Land Size: 391 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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