

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

24 Leslie Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Elsternwick

Period - From 01/10/2025 to 31/12/2025 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	19 Chloris Cr CAULFIELD 3162	\$1,507,500	03/12/2025
2	1 Kalymna Gr ST KILDA EAST 3183	\$1,512,000	26/09/2025
3	8a Rainsford St ELWOOD 3184	\$1,420,000	24/09/2025

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:

25/02/2026 09:24



Property Type: House (Res)

Land Size: 254 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2025: \$2,300,000

Comparable Properties



19 Chloris Cr CAULFIELD 3162 (REI)

Agent Comments



Price: \$1,507,500

Method: Auction Sale

Date: 03/12/2025

Property Type: House (Res)



1 Kalyrna Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,512,000

Method: Sold Before Auction

Date: 26/09/2025

Property Type: House (Res)

Land Size: 279 sqm approx



8a Rainsford St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Private Sale

Date: 24/09/2025

Property Type: House

Land Size: 448 sqm approx

Account - Jellis Craig | P: 03 8644 5500