

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 30 Leslie Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,400,000 & \$1,450,000

Median sale price

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

Period - From 03/03/2025 to 02/03/2026 Source Property Data

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 | 1/16 Omar St CAULFIELD SOUTH 3162 | \$1,427,000 | 24/02/2026 |
| 2 | 106 Kooyong Rd CAULFIELD NORTH 3161 | \$1,481,000 | 25/11/2025 |
| 3 | | | |

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.~~

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Indicative Selling Price

\$1,400,000 - \$1,450,000

Median House Price

03/03/2025 - 02/03/2026: \$2,000,000



 3  2  2

Property Type: House

Comparable Properties



1/16 Omar St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  2  1

Price: \$1,427,000

Method: Auction Sale

Date: 24/02/2026

Property Type: House (Res)



106 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,481,000

Method: Private Sale

Date: 25/11/2025

Property Type: House

Land Size: 278 sqm approx

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.

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