

# 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

22 Leslie Street, Elsternwick Vic 3185

### Indicative selling price

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

Range between \$1,290,000 & \$1,419,000

### Median sale price

Median price \$2,280,000 Property Type House Suburb Elsternwick

Period - From 01/04/2023 to 30/06/2023 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	237 Hotham St RIPPONLEA 3185	\$1,400,000	16/04/2023
2	205 Brighton Rd ELWOOD 3184	\$1,390,000	20/04/2023
3	23 Myrtle St ST KILDA EAST 3183	\$1,290,000	25/03/2023

**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:

19/08/2023 10:43



2  
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 1

**Property Type:** House  
**Land Size:** 252 approx sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,290,000 - \$1,419,000  
**Median House Price**  
 June quarter 2023: \$2,280,000

## Comparable Properties



237 Hotham St RIPPONLEA 3185 (REI/VG)

Agent Comments

2  
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**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 16/04/2023  
**Property Type:** House  
**Land Size:** 274 sqm approx



205 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

3  
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**Price:** \$1,390,000  
**Method:** Private Sale  
**Date:** 20/04/2023  
**Property Type:** House  
**Land Size:** 326 sqm approx



23 Myrtle St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2  
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 2

**Price:** \$1,290,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)

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