

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$2,110,000

Property Type House

Suburb Elsternwick

Period - From 01/01/2025

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	2/5 Marriott St CAULFIELD 3162	\$1,610,000	23/11/2025
3	1 Kalymna Gr ST KILDA EAST 3183	\$1,512,000	26/09/2025

**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:

20/03/2026 13:34



 3   
  2   
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending December 2025: \$2,110,000

## Comparable Properties



**19 Chloris Cr CAULFIELD 3162 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,507,500

**Method:** Auction Sale

**Date:** 03/12/2025

**Property Type:** House (Res)



**2/5 Marriott St CAULFIELD 3162 (REI/VG)**

Agent Comments

 3   
  2   
  3

**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 23/11/2025

**Property Type:** House (Res)

**Land Size:** 450 sqm approx



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

Agent Comments

 3   
  1   
  -

**Price:** \$1,512,000

**Method:** Sold Before Auction

**Date:** 26/09/2025

**Property Type:** House (Res)

**Land Size:** 279 sqm approx

Account - Jellis Craig | P: 03 8644 5500