

## 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

23 LESLIE STREET ST KILDA EAST VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,470,000

Property type

House

Suburb

St Kilda East

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 44 BRUNNING STREET BALACLAVA VIC 3183     | \$1,300,000 | 12-Aug-23 |
| 17 MALAKOFF STREET ST KILDA EAST VIC 3183 | \$1,470,000 | 06-May-23 |
| 33 GROSVENOR STREET BALACLAVA VIC 3183    | \$1,260,000 | 24-Jul-23 |

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 6 months.~~

This Statement of Information was prepared on: 13 October 2023

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**44 BRUNNING STREET  
 BALACLAVA VIC 3183**

2 1 -

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **12-Aug-23**

Distance **1.02km**



**17 MALAKOFF STREET ST KILDA  
 EAST VIC 3183**

3 2 -

Sold Price **\$1,470,000** Sold Date **06-May-23**

Distance **0.07km**



**33 GROSVENOR STREET  
 BALACLAVA VIC 3183**

2 1 -

Sold Price **\$1,260,000** Sold Date **24-Jul-23**

Distance **1.01km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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