

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

4 Leslie Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$2,050,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2026

to 30/06/2026

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	30 Leslie St ELSTERNWICK 3185	\$1,701,000	28/03/2026
2	17 Bayview St ELSTERNWICK 3185	\$1,880,000	22/03/2026
3	58 Riddell Pde ELSTERNWICK 3185	\$1,862,000	16/02/2026

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:

25/07/2026 10:48



3 2 1

Property Type: House (Res)

Land Size: 353 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

June quarter 2026: \$2,050,000

Comparable Properties



30 Leslie St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 2

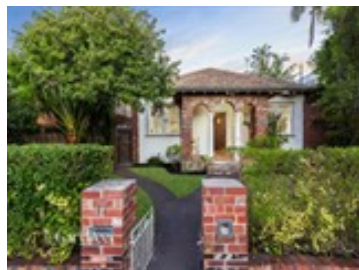
Price: \$1,701,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 421 sqm approx



17 Bayview St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 -

Price: \$1,880,000

Method: Auction Sale

Date: 22/03/2026

Property Type: House (Res)

Land Size: 407 sqm approx



58 Riddell Pde ELSTERNWICK 3185 (REI/VG)

Agent Comments

4 1 1

Price: \$1,862,000

Method: Private Sale

Date: 16/02/2026

Property Type: House (Res)

Land Size: 368 sqm approx