

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

6 LESLIE STREET ST KILDA EAST VIC 3183

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,560,000

Property type

Other

Suburb

St Kilda East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

2/25 NEPTUNE STREET ST KILDA VIC 3182	\$1,030,000	02-Apr-25
1 LESLIE STREET ST KILDA EAST VIC 3183	\$1,300,000	08-Apr-25
14 YOUNG STREET ST KILDA EAST VIC 3183	\$1,038,000	05-Jul-25

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: 04 August 2025

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**2/25 NEPTUNE STREET ST KILDA
VIC 3182**

Sold Price ^{RS} **\$1,030,000** ^{UN} Sold Date **02-Apr-25**

2 1 1

Distance **1.7km**



**1 LESLIE STREET ST KILDA EAST
VIC 3183**

Sold Price **\$1,300,000** Sold Date **08-Apr-25**

2 1 1

Distance **0.04km**



**14 YOUNG STREET ST KILDA EAST
VIC 3183**

Sold Price ^{RS} **\$1,038,000** ^{UN} Sold Date **05-Jul-25**

2 1 -

Distance **0.32km**

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

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