

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address   
Including suburb or locality and postcode

### Indicative selling price

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

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	75 Black Swan Dr ST LEONARDS 3223	\$800,000	06/01/2026
2	35 Birdwood Dr ST LEONARDS 3223	\$850,000	31/10/2025
3	31 Pardolote Cr ST LEONARDS 3223	\$800,000	05/09/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:



4   2   2

**Property Type:** House  
**Land Size:** 425 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median House Price**  
Year ending March 2026: \$730,000

## Comparable Properties



**75 Black Swan Dr ST LEONARDS 3223 (REI/VG)**

**Agent Comments**

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**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 06/01/2026  
**Property Type:** House  
**Land Size:** 448 sqm approx



**35 Birdwood Dr ST LEONARDS 3223 (REI/VG)**

**Agent Comments**

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**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** House  
**Land Size:** 516 sqm approx



**31 Pardolote Cr ST LEONARDS 3223 (REI/VG)**

**Agent Comments**

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**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 05/09/2025  
**Property Type:** House  
**Land Size:** 391 sqm approx

**Account - RT Edgar** | P: 03 5255 4099 | F: 03 5255 4326