

# 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

42 Regal Road, St Leonards Vic 3223

### Indicative selling price

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

Range between \$1,090,000

&

\$1,190,000

### Median sale price

Median price \$730,000

Property Type House

Suburb St Leonards

Period - From 01/04/2025

to 31/03/2026

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	84 Blanche St ST LEONARDS 3223	\$1,030,000	12/03/2026
2			
3			

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:

13/04/2026 14:04



 6  2  2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,090,000 - \$1,190,000

**Median House Price**

Year ending March 2026: \$730,000

## Comparable Properties



**84 Blanche St ST LEONARDS 3223 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 12/03/2026

**Property Type:** House

**Land Size:** 534 sqm approx

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.

**Account - Jellis Craig Barwon Heads | P: 03 9088 8968**