

# 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 and  
postcode

9 Swan Parade, St Leonards VIC 3223

### Indicative selling price

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

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$710,000

Property Type

House

Suburb

St Leonards

Period - From

20/04/2024

to

13/04/2025

Source

price\_finder

### 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12 Chaffey Court St Leonards VIC	\$690,000	17/09/2024
9 Mcbeth Street St Leonards VIC	\$625,000	06/01/2025
171 Bluff Road St Leonards VIC	\$560,000	28/03/2025

This Statement of Information was prepared on:

14/04/2025