

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

1 Swain Walk, St Leonards Vic 3223

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

St Leonards

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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	12 Georgina Av ST LEONARDS 3223	\$900,000	07/05/2025
2	38 Armstrong Wlk ST LEONARDS 3223	\$872,000	18/12/2024
3	19 Swain Wlk ST LEONARDS 3223	\$820,000	11/09/2024

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:

23/09/2025 15:36



4
 3
 2

Property Type: House
Land Size: 301 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 Year ending June 2025: \$720,000

Comparable Properties



12 Georgina Av ST LEONARDS 3223 (REI/VG)

Agent Comments

4
 2
 3

Price: \$900,000
Method: Private Sale
Date: 07/05/2025
Property Type: House
Land Size: 406 sqm approx



38 Armstrong Wlk ST LEONARDS 3223 (REI/VG)

Agent Comments

4
 3
 2

Price: \$872,000
Method: Private Sale
Date: 18/12/2024
Property Type: House
Land Size: 300 sqm approx



19 Swain Wlk ST LEONARDS 3223 (REI/VG)

Agent Comments

3
 2
 2

Price: \$820,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 424 sqm approx

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