

## 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  
19 ELEGANTE ROAD ST LEONARDS VIC 3223

### 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  \$695,000 &  \$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> St Leonards
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> Cotality

### 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
53 MAJESTIC WAY ST LEONARDS VIC 3223	\$745,000	14-Jan-25
8 ELEGANTE ROAD ST LEONARDS VIC 3223	\$695,000	09-Dec-24
12 FELIX STREET ST LEONARDS VIC 3223	\$720,000	25-Nov-25

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.

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**53 MAJESTIC WAY ST LEONARDS** Sold Price

**\$745,000** Sold Date **14-Jan-25**

4 2 2

Distance **0.08km**



**8 ELEGANTE ROAD ST LEONARDS** Sold Price

**\$695,000** Sold Date **09-Dec-24**

3 2 2

Distance **0.1km**



**12 FELIX STREET ST LEONARDS** Sold Price

**RS \$720,000** Sold Date **25-Nov-25**

4 2 2

Distance **0.12km**

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

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