# 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

2 EDWARDS POINT 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	\$610,000	&	\$650,000
Single Price		\$610,000	&	\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$705,000	Prope	erty type	ty type House		Suburb	St Leonards
Period-from	01 Nov 2024	to	31 Oct 2	2025	Source		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
22 BLUEBILL STREET ST LEONARDS VIC 3223	\$652,000	30-Jan-25
52 EDWARDS POINT ROAD ST LEONARDS VIC 3223	\$635,000	09-May-25
2 WAVE STREET ST LEONARDS VIC 3223	\$630,000	03-Jun-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.

This Statement of Information was prepared on: 11 November 2025





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22 BLUEBILL STREET ST LEONARDS VIC 3223

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Sold Price

**\$652,000** Sold Date **30-Jan-25** 

Distance 0.23km



52 EDWARDS POINT ROAD ST LEONARDS VIC 3223

Sold Price

\$635,000 Sold Date 09-May-25

Distance 0.47km



2 WAVE STREET ST LEONARDS VIC 3223

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Sold Price

**\$630,000** Sold Date **03-Jun-25** 

Distance 0.57km

**RS** = Recent sale

UN = Undisclosed Sale

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