

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

2 SADIES WAY, LEONGATHA, VIC 3953

Indicative selling price

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

Single price

or range between

\$860,000

&

\$880,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

LEONGATHA

Period - From

01 May 2024

to

30 Apr 2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
17 ABECKETT STREET LEONGATHA VIC 3953	\$780,000	23-Dec-24
57 CHAMBERLAIN DRIVE LEONGATHA VIC 3953	\$825,000	29-Aug-24
3B LOUISE SIMON COURT LEONGATHA VIC 3953	\$890,000	24-Nov-23

This Statement of Information was prepared on:

17/05/2025