

STATEMENT OF INFORMATION

26 GILBERT STREET, ST LEONARDS, VIC 3223
PREPARED BY GREG CAMPBELL, NEVILLE RICHARDS REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 GILBERT STREET, ST LEONARDS, VIC 🕮 2 🕒 1 😓 2







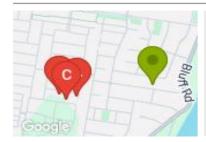
Indicative Selling Price

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

Single Price: \$750,000

Provided by: Michelle Browne, Neville Richards Real Estate

MEDIAN SALE PRICE



ST LEONARDS, VIC, 3223

Suburb Median Sale Price (House)

\$720,000

01 April 2024 to 31 March 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



61 MIRANDA CRES, ST LEONARDS, VIC 3223







Sale Price

\$715,000

Sale Date: 16/08/2024

Distance from Property: 497m





77 MIRANDA CRES, ST LEONARDS, VIC 3223









Sale Price

\$750,000

Sale Date: 24/07/2024

Distance from Property: 605m





70 BLACK SWAN DR, ST LEONARDS, VIC 3223 🕮 -







Sale Price

\$740.000

Sale Date: 09/09/2024

Distance from Property: 566m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

i iopoity officiou for suit	Property	offered	for	sale
-----------------------------	-----------------	---------	-----	------

Address Including suburb and postcode	26 GILBERT STREET, ST LEONARDS, VIC 3223
---	--

Indicative selling price

	:	- £ 41- : -			consume	:		1	
For the	meaning	OT THIS	nrice	566	consume	r vic ac	nv ali/lir	าตคาดเ	Intina
1 01 1110	meaning	01 11113	PIICC	300	CONSUME	1. 110.90	v.au/ui	iuci qi	aoung

Single Price:	\$750,000
Single Price:	\$750,000

Median sale price

Median price	\$720,000	Property type	House	Suburb	ST LEONARDS	
Period	01 April 2024 to 31 March 2025		Source		pricefinder	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
61 MIRANDA CRES, ST LEONARDS, VIC 3223	\$715,000	16/08/2024
77 MIRANDA CRES, ST LEONARDS, VIC 3223	\$750,000	24/07/2024
70 BLACK SWAN DR, ST LEONARDS, VIC 3223	\$740,000	09/09/2024

This Statement of Information was prepared on:

07/06/2025

