

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

36 CLIFF STREET 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

St Leonards

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

6 MONACO AVENUE ST LEONARDS VIC 3223	\$818,000	17-Apr-25
27 SWAN PARADE ST LEONARDS VIC 3223	\$720,000	27-Dec-24
52 EDWARDS POINT ROAD ST LEONARDS VIC 3223	\$635,000	09-May-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: 27 May 2025



**6 MONACO AVENUE ST
LEONARDS VIC 3223**

4 2 4

Sold Price

^{RS} **\$818,000**

Sold Date

17-Apr-25

Distance

0.05km



**27 SWAN PARADE ST LEONARDS
VIC 3223**

3 1 3

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date

27-Dec-24

Distance

0.15km



**52 EDWARDS POINT ROAD ST
LEONARDS VIC 3223**

3 2 1

Sold Price

^{RS} **\$635,000**

Sold Date

09-May-25

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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