

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 or
locality and postcode

36 Dudley Parade, St Leonards Vic 3223

Indicative selling price

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

Range between \$975,000

&

\$1,060,000

Median sale price

Median price \$315,000

Property Type Vacant land

Suburb St Leonards

Period - From 10/12/2024

to

09/12/2025

Source

Property Data

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
1	6 Swan Pde ST LEONARDS 3223	\$705,000	22/10/2025
2	384 The Esplanade ST LEONARDS 3223	\$910,000	09/04/2025
3	48 Dudley Pde ST LEONARDS 3223	\$720,000	22/07/2024

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:

10/12/2025 15:37



Property Type:
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$975,000 - \$1,060,000
Median Land Price
10/12/2024 - 09/12/2025: \$315,000

Comparable Properties



6 Swan Pde ST LEONARDS 3223 (REI)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 22/10/2025
Property Type: Land
Land Size: 919 sqm approx



384 The Esplanade ST LEONARDS 3223 (VG)

Agent Comments



Price: \$910,000
Method: Sale
Date: 09/04/2025
Property Type: Land
Land Size: 581 sqm approx



48 Dudley Pde ST LEONARDS 3223 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 1012 sqm approx