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	36 Dudley Parade, St Leonards Vic 3223
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$975,000	&	\$1,060,000
9	,,		+ ,,

Median sale price

Median price	\$315,000	Pro	perty Type	Vacant la	and	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

Add	dress 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 comparableproperties 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)

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a .

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

Land Size: 919 sqm approx

Agent Comments



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)

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Agent Comments

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

Account - Kerleys Coastal RE | P: 03 52584100





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