



STATEMENT OF INFORMATION

38 PEARL BAY PASSAGE, ST LEONARDS, VIC 3223

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 PEARL BAY PASSAGE, ST LEONARDS,  -  -  -

Indicative Selling Price

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

Single Price: \$395,000

Provided by: Bree Armstrong, Neville Richards Real Estate St Leonards

MEDIAN SALE PRICE



ST LEONARDS, VIC, 3223

Suburb Median Sale Price (Vacant Land)

\$319,000

01 January 2025 to 31 December 2025

Provided by: 

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.



77 BLACK SWAN DR, ST LEONARDS, VIC 3223  -  -  -

Sale Price

\$405,000

Sale Date: 03/10/2024

Distance from Property: 373m 



85 MIRANDA CRES, ST LEONARDS, VIC 3223  -  -  -

Sale Price

\$405,000

Sale Date: 21/01/2025

Distance from Property: 312m 



37 BIRDWOOD DR, ST LEONARDS, VIC 3223  -  -  -

Sale Price

\$402,000

Sale Date: 31/01/2025

Distance from Property: 636m 

This report has been compiled on 10/01/2026 by Neville Richards Real Estate St Leonards. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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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.

Property offered for sale

Address Including suburb and postcode: **38 PEARL BAY PASSAGE, ST LEONARDS, VIC 3223**

Indicative selling price

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

Single Price: **\$395,000**

Median sale price

Median price: **\$319,000** Property type: **Vacant Land** Suburb: **ST LEONARDS**
Period: **01 January 2025 to 31 December 2025** Source: **pricfinder**

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
77 BLACK SWAN DR, ST LEONARDS, VIC 3223	\$405,000	03/10/2024
85 MIRANDA CRES, ST LEONARDS, VIC 3223	\$405,000	21/01/2025
37 BIRDWOOD DR, ST LEONARDS, VIC 3223	\$402,000	31/01/2025

This Statement of Information was prepared on: **10/01/2026**