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	7 Golf View Street, St Leonards VIC 3223

Indicative selling price

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

Range between $620,000 & $650,000

Median sale price

Median price $705,500 Property Type House Suburb St Leonards

Period - From 12/09/2024 to 11/03/2025 Source core_logic

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 eighteen 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
19 Reardon Crescent St Leonards VIC 3223	$637,000	24/02/2025
7 Meredith Street St Leonards VIC 3223	$635,000	31/01/2025
6 Wave Street St Leonards	$640,000	02/12/2024

This Statement of Information was prepared on: 12/03/2025