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	6 Sunrise Crescent, St Leonards VIC 3223

Indicative selling price

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

Range between $650,000 & $680,000

Median sale price

Median price $705,000 Property Type House Suburb St Leonards

Period - From 13/07/2025 to 12/01/2026 Source Cotality™

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
51 Duchess Drive St Leonards VIC 3223	$715,000	16/09/2025
67 Duchess Drive St Leonards VIC 3223	$668,000	29/10/2025
10 Duchess Drive St Leonards VIC 3223	$700,000	12/11/2025

This Statement of Information was prepared on: 13/01/2026