

# 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

92 Harvey Road, St Leonards, Vic 3223


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$595,000 & \$650,000

### Median sale price

Median price \$730,000 Property type *House* Suburb St Leonards

Period - From 01/05/2025 to 30/04/2026 Source  PropTrack

### 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
40 Wattlehill Grove, St Leonards, VIC 3223	\$630,000	18/03/2026
36 Cliff Street, St Leonards, VIC 3223	\$670,000	19/10/2025
26 Gilbert Street, St Leonards, VIC 3223	\$630,000	20/11/2025

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 eighteen months.~~

This Statement of Information was prepared on: 07/05/2026