

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

54 Gamble Way, St Leonards, Vic 3223

Indicative selling price

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

range between \$995,000 & \$1,090,000

Median sale price

Median price \$722,500 Property type *House* Suburb St Leonards

Period - From 01/02/2025 to 31/01/2026 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
51 Majestic Way, St Leonards, VIC 3223	\$820,000	16/10/2025
50 Thornton Avenue, St Leonards, VIC 3223	\$980,000	26/08/2025
58-60 Glenrana Drive, Indented Head, VIC 3223	\$1,100,000	07/11/2025

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: 03/02/2026