PROPERTY PRICE STATEMENT

22 ARMSTRONG WALK, ST LEONARDS, VIC 3223

PREPARED BY LACHLAN CAMPBELL, PHONE: 0459415329

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



22 ARMSTRONG WALK, ST LEONARDS,

3 2 2

Indicative Selling Price

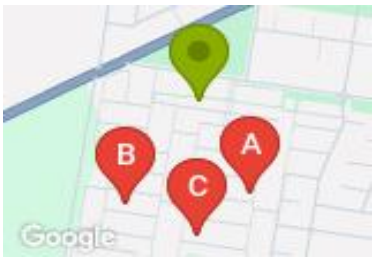
For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$720,000 to $760,000**

Provided by: Lachlan Campbell, Neville Richards Real Estate St Leonards

Seller's Reserve Price: **N/A**

MEDIAN SALE PRICE



ST LEONARDS, VIC, 3223

Suburb Median Sale Price (House)

$740,000

01 October 2025 to 30 September 2026

Provided by: pricefinder

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



30 MIRANDA CRES, ST LEONARDS, VIC 3223

3 2 2

Sale Price

$750,000

Sale Date: 08/05/2026

Distance from Property: 369m

A



18 MEREDITH ST, ST LEONARDS, VIC 3223

4 2 2

Sale Price

$700,000

Sale Date: 29/11/2025

Distance from Property: 440m

B



72 MIRANDA CRES, ST LEONARDS, VIC 3223

4 2 2

Sale Price

$755,000

Sale Date: 27/02/2026

Distance from Property: 479m

C

This report has been compiled on 08/10/2026 by Neville Richards Real Estate St Leonards. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 08/10/2026

Property offered for sale

Address
Including suburb and postcode: 22 ARMSTRONG WALK, ST LEONARDS, VIC 3223

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	2	2		300m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $

or

Range between: $720,000 & $760,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $740,000 Property type: HOUSE Suburb: ST LEONARDS

Period: from 01/10/2025 to 30/09/2026 Source: pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
30 MIRANDA CRES, ST LEONARDS, VIC 3223	$750,000	08/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	2	2		312m²

Comparable property 2

Address	Sale price	Date of sale
18 MEREDITH ST, ST LEONARDS, VIC 3223	$700,000	29/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	4	2	2		399m²

Comparable property 3

Address	Sale price	Date of sale
72 MIRANDA CRES, ST LEONARDS, VIC 3223	$755,000	27/02/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	4	2	2		527m²

Reason there are fewer than three comparable properties

☐ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties were sold

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	
Unconditional sale date	