

# 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

11 Felix Street, 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

\$930,000

&

\$980,000

### Median sale price

Median price

\$755,000

Property type

House

Suburb

St Leonards

Period - From

01/12/2025

to

28/02/2026

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
29 Elegante Road, St Leonards, VIC 3223	\$880,000	20/02/2026
37 Gallant Road, St Leonards, VIC 3223	\$850,000	13/02/2026
27 Gamble Way, St Leonards, VIC 3223	\$910,000	31/01/2025

**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:

11/03/2026