

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 or
locality and postcode

7 Harvey Road, St Leonards Vic 3223

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$720,000

Property Type House

Suburb St Leonards

Period - From 01/07/2024

to 30/06/2025

Source REIV

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
1	11 Ocean Mist Ct ST LEONARDS 3223	\$1,050,000	06/08/2024
2	213 The Esplanade INDENTED HEAD 3223	\$1,150,000	13/04/2024
3			

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:

24/07/2025 11:28



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 788 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending June 2025: \$720,000

Comparable Properties



11 Ocean Mist Ct ST LEONARDS 3223 (REI/VG)

Agent Comments

3 2 3

Price: \$1,050,000
Method: Private Sale
Date: 06/08/2024
Property Type: House
Land Size: 399 sqm approx



213 The Esplanade INDENTED HEAD 3223 (REI/VG)

Agent Comments

3 1 2

Price: \$1,150,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 557 sqm approx

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.