

# 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

62 Majestic Way, 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

\$789,000

&

\$859,000

### Median sale price

Median price

\$705,000

Property Type

House

Suburb

St Leonards

Period - From

16/01/2025

to

16/07/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Edwards Point Road St Leonards VIC 3223	\$800,000	28/03/2025
27 Birdwood Drive St Leonards VIC 3223	\$850,000	08/02/2025
17 Cormorant Drive St Leonards	\$850,000	30/06/2025

This Statement of Information was prepared on:

17/07/2025