

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

12 Pearl Bay Passage, St Leonards VIC 3223

Indicative selling price

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

Range between

\$689,000

&

\$749,000

Median sale price

Median price

\$730,000

Property Type

House

Suburb

St Leonards

Period - From

22/03/2026

to

21/09/2026

Source

Cotality™

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
28 Dominico Street St Leonards VIC 3223	\$690,000	22/04/2026
41 Duchess Drive St Leonards VIC 3223	\$725,000	08/07/2026
93 Countess Drive St Leonards VIC 3223	\$720,000	31/08/2026

This Statement of Information was prepared on:

22/09/2026