

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

16 Palace Road, St Leonards Vic 3223

Indicative selling price

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

Range between \$675,000 & \$735,000

Median sale price

Median price \$730,000 Property Type House Suburb St Leonards

Period - From 01/04/2025 to 31/03/2026 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 18 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	22 Matilda St ST LEONARDS 3223	\$700,000	19/12/2025
2	51 Duchess Dr ST LEONARDS 3223	\$715,000	16/09/2025
3	15 Felix St ST LEONARDS 3223	\$705,000	10/02/2025

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 18 months.~~

This Statement of Information was prepared on:

09/04/2026 14:06



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Property Type: House
Land Size: 439 sqm approx
Agent Comments

Indicative Selling Price
 \$675,000 - \$735,000
Median House Price
 Year ending March 2026: \$730,000

Comparable Properties



22 Matilda St ST LEONARDS 3223 (REI/VG)

Agent Comments

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Price: \$700,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 412 sqm approx



51 Duchess Dr ST LEONARDS 3223 (REI/VG)

Agent Comments

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Price: \$715,000
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 461 sqm approx



15 Felix St ST LEONARDS 3223 (REI/VG)

Agent Comments

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Price: \$705,000
Method: Private Sale
Date: 10/02/2025
Property Type: House
Land Size: 462 sqm approx

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