

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

38 Pearl Bay Passage, St Leonards VIC 3223
--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$358,000

or range between

&

Median sale price

Median price

N/A

Property type

Residential land

Suburb

St Leonards

Period - From

June 2025

to

May 2026

Source

Public property sales / suburb profiles

Comparable property sales (*Delete A or B below as applicable)

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:

29/06/2026