

# 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 42 Mainsail Drive, St Leonards Vic 3223  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$706,000 Property Type House Suburb St Leonards

Period - From 01/10/2024 to 30/09/2025 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 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	35 Swain Wik ST LEONARDS 3223	\$1,050,000	02/04/2025
2	39 Miranda Cr ST LEONARDS 3223	\$1,130,000	18/03/2025
3	89 Blanche St ST LEONARDS 3223	\$1,175,000	07/03/2025

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: 23/12/2025 11:11



 4   
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  2

**Property Type:** House  
**Land Size:** 579 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 Year ending September 2025: \$706,000

## Comparable Properties



35 Swain Wlk ST LEONARDS 3223 (REI/VG)

Agent Comments

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**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 02/04/2025  
**Property Type:** House  
**Land Size:** 546 sqm approx



39 Miranda Cr ST LEONARDS 3223 (REI/VG)

Agent Comments

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**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** House  
**Land Size:** 535 sqm approx



89 Blanche St ST LEONARDS 3223 (REI/VG)

Agent Comments

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**Price:** \$1,175,000  
**Method:** Private Sale  
**Date:** 07/03/2025  
**Property Type:** House  
**Land Size:** 491 sqm approx

Account - Fletchers | P: 03 5258 2833



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