

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 KING GEORGE STREET, ST LEONARDS, VIC 3223

Indicative selling price

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

Single price

or range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$738,000

Property Type

House

Suburb

ST LEONARDS

Period - From

A01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
9 KING GEORGE STREET ST LEONARDS VIC 3223	\$1,030,000	05-Mar-26
6 SANDBAR STREET ST LEONARDS VIC 3223	\$1,100,000	05-Feb-26
22 CLYDE AVENUE ST LEONARDS VIC 3223	\$1,190,000	06-Aug-26

This Statement of Information was prepared on:

27/08/2026