

# 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

5 Eden Cres, Leongatha, Vic 3953

### Indicative selling price

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

Single price \$695,000

### Median sale price

Median price

\$602,500

Property type

House

Suburb

Leongatha

Period - From

01/06/2025

to

31/05/2026

Source



### 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Eden Crescent, Leongatha, VIC 3953	\$660,000	21/06/2025
30 Bent Street, Leongatha, VIC 3953	\$698,600	31/12/2025
40 Chamberlain Drive, Leongatha, VIC 3953	\$654,500	18/05/2026

**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 eighteen months.

This Statement of Information was prepared on: 03/06/2026