

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

34 CORMORANT DRIVE, ST LEONARDS

Indicative selling price

\$775,000 - \$835,000

Median selling price

Median

\$702,500

Property
type

HOUSE

Suburb

ST LEONARDS

Period
From

**1 OCTOBER
2024**

To

**30 SEPTEMBER
2025**

Source

PRICEFINDER

Comparable property sales

27 WATTLEHILL GR, ST LEONARDS, VIC 3223

\$830,000

5/6/2025

22 CORMORANT DR, ST LEONARDS, VIC 3223

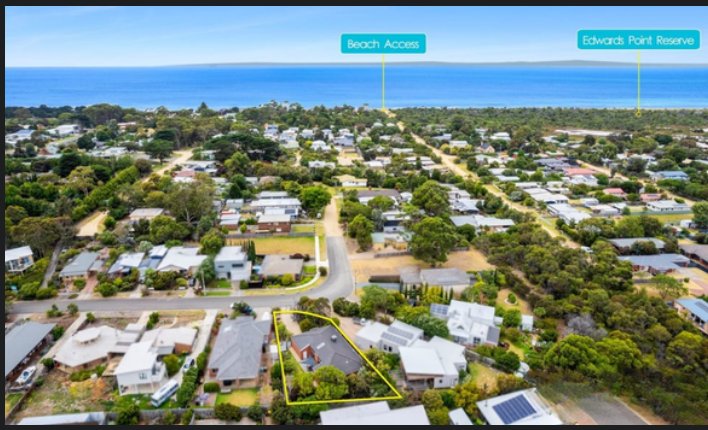
\$840,000

23/7/2025

17 CORMORANT DR, ST LEONARDS, VIC 3223

\$850,000

17/6/2025



27 Wattle Hill Grove
697m² | Sold August 2025 | \$830,000



22 Cormorant Dr
512m² | Sold July 2025 | \$840,000



17 Cormorant Dr
371m² | Sold June 2025 | \$850,000