

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

8 Spectacle Way Leopold

## Indicative selling price

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

Single price \$\*

or range between \$440,000

&

\$470,000

## Median sale price

Median price

\$662,000

Property type

Residential house

Suburb

Leopold

Period - From

December  
2023

to

November  
2024

Source

Realestate.com.au

## Comparable property sales

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 4<sup>th</sup> December 2024