

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

99 Hillclimb Drive Leopold

### Indicative selling price

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

Single price

\$\*

or range between

\$865,000

&

\$925,000

### Median sale price

Median price

\$655,000

Property type

Residential house

Suburb

Leopold

Period - From

January  
2024

to

December  
2024

Source

Realestate.com.au

### Comparable property sales

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.

1.	107 Hillclimb Drive Leopold	\$928,000	12 December 2024
2.	4 Mandlay Close Leopold	\$885,000	29 October 2024
3.	46 Opal Drive Leopold	\$900,000	16 December 2024

This Statement of Information was prepared on: 2 December 2024