

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

50 Darrambal Crescent Leopold

Indicative selling price

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

Single price \$* or range between \$550,000 & \$590,000

Median sale price

Median price \$655,000 Property type Residential house Suburb Leopold

Period - From Mar 2024 to Feb 2025 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.	3 Senecio Place Leopold	\$550,000	14 Aug 2024
2.	6 Glengarwyn Road Leopold	\$600,000	1 Feb 2025
3.	29 Carroll Street Leopold	\$600,000	29 Nov 2024

This Statement of Information was prepared on: 5 March 2025