

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Athlon Avenue 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 \$580,000 & \$620,000

### 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 (\*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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

1.	32 Heytesbury Drive Leopold	\$615,000	31 Jan 2024
2.	48 Cresta Street Leopold	\$630,000	19 Mar 2024
3.	10 Dendle Street Leopold	\$615,000	10 Oct 2024

**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: 17 January 2025