

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

Unit 1, 51 Cresta Street 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 \$460,000

&

\$490,000

## Median sale price

Median price \$491,500

Property type Residential house

Suburb Leopold

Period - From May 2024

to

April 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. 9/39 Ferguson Road Leopold	\$470,000	30/05/24
2. 2/12 Kylemore Court, Leopold	\$468,000	06/03/2025
3. 68 Ferguson Road Leopold	\$430,000	12/02/25

This Statement of Information was prepared on: 13 May 2025