

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offe	ered for	sale									
		10-12 Spectacle Way Leopold									
Indicative se	•										
For the meaning	of this pr	ice see cons	umer.vic	.gov.au/ι	underquotin	ig					
Single price		\$		or range between		\$950,000		&	\$995,000		
Median sale	price										
Median price	\$655,00	0	Pro	perty type Residen		tial House	Suburb	Leopold			
Period - From	Sept 202	24 to	Aug 20	025	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.

Address of comparable property	Price	Date of Sale
28-23 Spectacle Way Leopold	\$910,000	22/08/2025
18 Canowindra Way Leopold	\$980,000	13/01/2025
31 Myuna Street Leopold	\$980,000	29/11/2024

This Statement of Information was prepared on: 16/09/2025	
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