HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	12 Mandlay Close, Leopold, VIC 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

	or range between	$1,000,000	&	$1,100,000

Median sale price

Median price	$670,000	Property type	Residential House	Suburb	Ocean Grove
Period - From	May 2025	to	Apr 2026	Source	Realestate.com.au

Comparable property sales – Delete A or B

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
37 Washington Garden, Leopold, VIC 3224	$1,080,000	03/10/2025
7 Waugh Court, Leopold, VIC 3224	$1,150,000	22/01/2026
5 Dandle Street. Leopold, VIC 3224	$1,035,000	21/02/2026

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: 12/06/2026

CONSUMER AFFAIRS VICTORIA