

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

18 Benita Place 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 \$780,000

&

\$820,000

## Median sale price

Median price \$650,000

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 Bisinella Court, Leopold, VIC 3224	\$800,000	20/03/2024
2. 9 Nathan Ct, Leopold, VIC 3224	\$820,000	28/03/2024
3. 14 Morrow Crescent, Leopold, VIC 3224	\$820,000	15/04/2025

This Statement of Information was prepared on: 26 May 2025