

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

19 Heytesbury Drive, Leopold Vic 3224

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$409,500 & \$450,000

### Median sale price

Median price \$670,000 Property Type House Suburb Leopold

Period - From 01/07/2024 to 30/06/2025 Source REIV

### 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.

	Address of comparable property	Price	Date of sale
1	1/51 Cresta St LEOPOLD 3224	\$470,000	05/06/2025
2	8/39 Ferguson Rd LEOPOLD 3224	\$430,000	14/10/2024
3	24 Warrawee Rd LEOPOLD 3224	\$400,000	05/07/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

10/07/2025 10:50