

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

29 Paraffin Road Leopold

Indicative selling price

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

Single price \$ or range between \$760,000 & \$810,000

Median sale price

Median price \$668,500

Property type Residential House

Suburb Leopold

Period - From Oct 2024

to

Sept 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.

Address of comparable property	Price	Date of Sale
5 Seagrass Street Leopold	\$808,000	06/08/2025
21 Anchorage Way Leopold	\$840,000	11/04/2025
9-11 Headland Drive Leopold	\$795,000	31/05/2025

This Statement of Information was prepared on: 23/09/2025