

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3/1 Allambie Street Leopold

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$440,000

&

\$480,000

Median sale price

Median price

\$469,000

Property type

Residential house

Suburb

Leopold

Period - From

Sept 2024

to

August 2025

Source

Realestate.com.au

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.

1.	2/69 Ferguson Road Leopold	\$460,000	27 May 2025
2.	68 Ferguson Road Leopold	\$430,000	21 February 2025
3.	2/34 The Court Leopold	\$450,000	03 February 2025

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: 08 September 2025