

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode  
36 Pienza Way Leopold

### Indicative selling price

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

Single price \$  or range between \$400,000  &  \$440,000

### Median sale price

Median price  \$340,000 Property type  Residential Land Suburb  Leopold  
Period - From  Jan 2025 to  Dec 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
7 Zale Street Leopold	\$412,000	23/06/2025
128 Ash Road Leopold	\$380,000	30/09/2025
47 Coffee Rock Drive Leopold	\$429,000	05/09/2025

This Statement of Information was prepared on:  4/12/2025