

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale										
		42 Rebecca Drive Leopold								
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For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price		\$			or range between		\$749,000		&	\$809,000
Median sale	price							_		
Median price	\$668,50	\$668,500 Pro			perty type Residentia		tial House	Suburb	Leopold	
Period - From	Oct 2024	4 t	o S	Sept 20	025	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
10 Bowman Place Leopold	\$780,000	13/08/2025
60 Trumper Crescent Leopold	\$845,000	09/05/2025
3 Bisinella Court Leopold	\$808,000	02/05/2025

This Statement of Information was prepared on:	31/10/2025

