

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property one	erea tor	rsale									
	Address aburb or ostcode 48 Ferguson Road Leopold										
Indicative se			nsum	er.vic.gov	/.au/un	derquotir	ng				
Sin	gle price	\$		or	range	between	\$400,000		&	\$420000	
Median sale	price										
Median price	\$358,00	0		Proper	ty type	Residen	itial Land	Suburb	Leopold		
Period - From	Oct 202	4 to	5	Sept 2025	5	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 Sedna Avenue Leopold	\$380,000	25/08/2025
128 Ash Road Leopold	\$380,000	30/09/2025
28A Mollers Lane Leopold	\$350,000	22/01/2025

This Statement of Information was prepared on:	14/11/2025

