Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	89 GRASSLAND GROVE LEOPOLD VIC 3224

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	$650,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Leopold
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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.

Address of comparable property	Price	Date of sale
6 SENECIO PLACE LEOPOLD VIC 3224	$650,000	16-Mar-26
6 SEDNA STREET LEOPOLD VIC 3224	$700,000	12-Jan-26
103 OPAL DRIVE LEOPOLD VIC 3224	$680,000	19-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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6 SENECIO PLACE LEOPOLD VIC 3224

3 2 1

Sold Price RS $650,000 Sold Date 16-Mar-26

Distance 2.67km



6 SEDNA STREET LEOPOLD VIC 3224

4 2 -

Sold Price $700,000 Sold Date 12-Jan-26

Distance 2.53km



103 OPAL DRIVE LEOPOLD VIC 3224

3 2 2

Sold Price $680,000 Sold Date 19-Sep-25

Distance 2.07km

RS = Recent sale **UN** = Undisclosed Sale

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