

# 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

9 Ebbtide Drive, Leopold VIC 3224

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$660,000

Property Type

House

Suburb

Leopold

Period - From

23/01/2025

to

22/07/2025

Source

price\_finder

### 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price     | Date of sale |
|--------------------------------|-----------|--------------|
| 13 Tispa Drive Leopold VIC     | \$600,000 | 18/02/2025   |
| 16 Headland Drive Leopold VIC  | \$625,000 | 11/04/2025   |
| 25 Volare Way Leopold VIC      | \$650,000 | 07/03/2025   |

This Statement of Information was prepared on:

23/07/2025