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	17 Bisinella Court, Leopold VIC 3224

Indicative selling price

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

Range between $800,000 & $929,000

Median sale price

Median price $700,000 Property Type House Suburb Leopold

Period - From 09/12/2025 to 08/06/2026 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 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
18 Clivedon Court Leopold VIC 3224	$870,000	08/04/2026
7 Lorikeet Court Leopold VIC 3224	$850,000	13/02/2026
14 Pollard Drive Leopold VIC 3224	$850,000	04/02/2026

This Statement of Information was prepared on: 09/06/2026