Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12 Sarah Court, Leopold VIC 3224

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $687,000 Property Type House Suburb Leopold

Period - From 29/10/2025 to 28/04/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
8 Recreation Drive Leopold VIC 3224	$635,000	22/01/2026
5 Dorothy Street Leopold VIC 3224	$602,000	04/04/2026
53 Warrawee Road Leopold VIC 3224	$635,000	10/11/2025

This Statement of Information was prepared on: 29/04/2026