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	22 Swamphen Drive, Leopold VIC 3224

Indicative selling price

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

Range between $699,000 & $760,000

Median sale price

Median price $675,000 Property Type House Suburb Leopold

Period - From 16/08/2025 to 15/02/2026 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
20 Shortland Way Leopold VIC 3224	$749,000	28/11/2025
26 Recreation Drive Leopold VIC 3224	$740,000	11/11/2025
35 Blake Drive Leopold VIC 3224	$745,000	15/09/2025

This Statement of Information was prepared on: 16/02/2026