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	821 Bellarine Highway, Leopold VIC 3224

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $660,000 Property Type House Suburb Leopold

Period - From 01/10/2024 to 30/03/2025 Source core_logic

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
828 Bellarine Highway Leopold VIC 3224	$580,000	10/02/2025
6 Glengarwyn Road Leopold VIC 3224	$600,000	01/02/2025
29 Carroll Street Leopold VIC 3224	$600,000	29/11/2024

This Statement of Information was prepared on: 31/03/2025