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 or locality and postcode	27 Pollard Drive, Leopold Vic 3224

Indicative selling price

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

Range between $750,000 & $795,000

Median sale price

Median price $670,000 Property Type House Suburb Leopold

Period - From 01/04/2024 to 31/03/2025 Source REIV

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Hillclimb Dr LEOPOLD 3224	$745,000	07/02/2025
2	11 Everglade St LEOPOLD 3224	$745,000	13/12/2024
3	39 Hoddle Dr LEOPOLD 3224	$760,000	29/10/2024

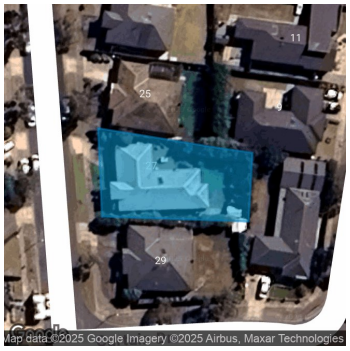
OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21/05/2025 13:43

27 Pollard Drive, Leopold Vic 3224

FLETCHERS



Property Type: House
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $795,000
Median House Price
Year ending March 2025: $670,000

Comparable Properties



7 Hillclimb Dr LEOPOLD 3224 (REI)

4 2 2

Price: $745,000
Method: Private Sale
Date: 07/02/2025
Property Type: House

Agent Comments



11 Everglade St LEOPOLD 3224 (REI)

4 2 2

Price: $745,000
Method: Private Sale
Date: 13/12/2024
Property Type: House
Land Size: 480 sqm approx

Agent Comments



39 Hoddle Dr LEOPOLD 3224 (REI/VG)

4 2 2

Price: $760,000
Method: Private Sale
Date: 29/10/2024
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833

REIV THE DIFFERENCE

propertydata.com.au

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