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	4 Melanic Street, Leopold VIC 3224

Indicative selling price

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

Range between $580,000 & $630,000

Median sale price

Median price $660,000 Property Type House Suburb Leopold

Period - From 17/12/2024 to 16/06/2025 Source price_finder

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
16 Grassland Grove Leopold VIC	$618,000	29/04/2025
29 Glendale Drive Leopold VIC	$590,000	06/03/2025
3 Goshawk Lane Leopold VIC	$600,000	01/05/2025

This Statement of Information was prepared on: 17/06/2025