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	9/797-799 Bellarine Highway, Leopold VIC 3224

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $469,000 Property Type Unit Suburb Leopold

Period - From 27/10/2024 to 26/10/2025 Source Cotality™

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
3/797-799 Bellarine Highway Leopold VIC 3224	$450,000	18/11/2024
1/24 Kensington Road Leopold VIC 3224	$460,000	30/12/2024
1/13 Longview Avenue Leopold VIC 3224	$415,000	26/11/2024

This Statement of Information was prepared on: 27/10/2025