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	867-869 Portarlington Road, Leopold VIC 3224

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $660,000 Property Type House Suburb Leopold

Period - From 25/03/2025 to 24/09/2025 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
8 The Crescent Leopold VIC 3224	$950,000	05/09/2025
8 Washington Gardens Leopold VIC 3224	$1,180,000	03/07/2025
58-60 Christies Road Leopold VIC 3224	$1,100,000	04/06/2025

This Statement of Information was prepared on: 25/09/2025