Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	25 Heytesbury Drive, Leopold VIC 3224

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $660,000 Property Type House Suburb Leopold

Period - From 02/06/2025 to 30/11/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
4 Warrawee Road Leopold VIC 3224	$750,000	14/10/2025
35 Spectacle Way Leopold VIC 3224	$755,000	17/08/2025
33 Claremont Drive Leopold VIC 3224	$735,000	01/10/2025

This Statement of Information was prepared on: 02/12/2025