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	12 Sandridge Street, Leopold VIC 3224

Indicative selling price

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

Range between $649,000 & $689,000

Median sale price

Median price $660,000 Property Type House Suburb Leopold

Period - From 26/05/2025 to 25/11/2025 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
72 Estuary Boulevard Leopold VIC 3224	$655,000	10/06/2025
88 Village Green Drive Leopold VIC 3224	$660,000	04/07/2025
103 Opal Drive Leopold VIC 3224	$680,000	19/09/2025

This Statement of Information was prepared on: 26/11/2025