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	331-339 Bawtree Road, Leopold VIC 3224

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $660,000 Property Type House Suburb Leopold

Period - From 01/12/2024 to 29/11/2025 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
231-239 Swan Bay Road Wallington VIC 3222	$1,450,000	15/01/2025
2-6 Taliska Court Wallington VIC 3222	$1,875,000	17/07/2025
115-119 Brinsmead Lane Leopold VIC 3224	$1,630,000	21/11/2025

This Statement of Information was prepared on: 01/12/2025