

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

35 Dorothy Street Leopold

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between 740,000 & 790,000

### Median sale price

Median price \$666,000

Property type Residential House

Suburb Leopold

Period - From Jan 2025

to

Dec 2025

Source Realestate.com.au

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of Sale
13 Waugh Court Leopold	\$735,000	05/06/2025
23 Greenbank Court Leopold	\$775,000	29/05/2025
10 Hannan Crescent Leopold	\$740,000	13/02/2025

This Statement of Information was prepared on: 12/01/2026