

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/3 Allanvale Avenue Leopold

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$480,000 & \$525,000

### Median sale price

Median price \$476,500 Property type Residential Unit Suburb Leopold

Period - From August 2024 to July 2025 Source Realestate.com.au

### 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

1.	3/57 Ash Road Leopold	24 June 2025	\$525,000
2.	2/69 Ferguson Road Leopold	27 May 2025	\$460,000
3.	1/1 Allambie Street Leopold	22 April 2025	\$520,000

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 20 August 2025