

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

72 Ferguson Road, 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 \$680,000 & \$730,000

### 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
21 Huon Cres, Leopold	\$730,000	07/11/2025
20 Fairvista Ave, Leopold	\$725,000	16/10/2025
38 Volare Way, Leopold	\$685,000	21/10/2025

This Statement of Information was prepared on: 08/01/2025