

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

10-12 Spectacle Way Leopold

Indicative selling price

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

Single price \$ or range between \$950,000 & \$995,000

Median sale price

Median price \$655,000

Property type Residential House

Suburb Leopold

Period - From Sept 2024

to

Aug 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
28-23 Spectacle Way Leopold	\$910,000	22/08/2025
18 Canowindra Way Leopold	\$980,000	13/01/2025
31 Myuna Street Leopold	\$980,000	29/11/2024

This Statement of Information was prepared on: 16/09/2025