

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

1/37 Barrabool Crescent 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 \$595,000 & \$640,000

## Median sale price

Median price \$469,000

Property type

Residential House

Suburb

Leopold

Period - From

Oct 2024

to

Sept 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 |
|--------------------------------|-----------|--------------|
| 6/39 Ferguson Road Leopold     | \$500,000 | 28/10/2025   |
| 1/3 Allanvale Avenue Leopold   | \$520,000 | 23/09/2025   |
| 1/16 Dendle Street Leopold     | \$525,000 | 12/09/2025   |

This Statement of Information was prepared on: 31/10/2025