

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

5 Abigail Court Leopold

Indicative selling price

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

Single price \$ or range between \$790,000 & \$860000

Median sale price

Median price \$670,000 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
5 Willows Place Leopold	\$820,000	04/02/2025
3 Bisinella Court Leopold	\$808,000	04/08/2025
23 Rushmore Court Leopold	\$840,000	15/05/2025

This Statement of Information was prepared on: 30/09/2025