

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

47 Pickworth Drive 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 \$630,000 & \$660000

### Median sale price

Median price \$674,500 Property type Residential House Suburb Leopold

Period - From November 2024 to October 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
46 Burlington Crescent Leopold	\$654,800	01/07/2025
98 Opal Drive Leopold	\$610,000	26/06/2025
27 Shoaling Drive Leopold	\$660,000	22/01/2025

This Statement of Information was prepared on: 01/12/2025