

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

26 Recreation Drive Leopold

Indicative selling price

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

Single price \$ or range between \$730,000 & \$770,000

Median sale price

Median price \$668,500

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
70 Trumper Crescent Leopold	\$800,000	21/10/2025
34 Fairvista Avenue Leopold	\$765,000	17/10/2025
35 Spectacle Way Leopold	\$755,000	17/08/2025

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