

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

23 Arden Avenue Leopold

Indicative selling price

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

Single price \$ or range between \$600,000 & \$660000

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
76 Burlington Crescent Leopold	\$635,000	18/10/2025
5 Longview Avenue Leopold	\$636,000	16/04/2025
24 Donvale Drive Leopold	\$660,000	23/03/2025

This Statement of Information was prepared on: 21/10/2025