

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

48 Ferguson Road 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 \$400,000 & \$420000

## Median sale price

Median price \$358,000

Property type Residential Land

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 |
|--------------------------------|-----------|--------------|
| 5 Sedna Avenue Leopold         | \$380,000 | 25/08/2025   |
| 128 Ash Road Leopold           | \$380,000 | 30/09/2025   |
| 28A Mollers Lane Leopold       | \$350,000 | 22/01/2025   |

This Statement of Information was prepared on: 14/11/2025