

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

6/39 Ferguson Road Leopold

Indicative selling price

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

Single price \$ or range between \$460,000 & \$500,000

Median sale price

Median price \$469,000 Property type Residential Unit 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
1/3 Allanvale Avenue Leopold	\$520,000	23/09/2025
2/69 Ferguson Road Leopold	\$460,000	27/05/2025
2/5 Nicholas Court Leopold	\$483,000	21/03/2025

This Statement of Information was prepared on: 08/10/2025