

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

147 Melaluka Road, Leopold

Indicative selling price

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

Single price \$ or range between \$730,000 & \$780,000

Median sale price

Median price \$690,200

Property type Residential House

Suburb Leopold

Period - From Feb 2025

to

Jan 2026

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
11 Kylemore Court, Leopold	\$769,000	20/10/2025
4 Warrawee Road, Leopold	\$750,000	14/10/2025
19-21 Masimo Road, Leopold	\$785,000	24/09/2025

This Statement of Information was prepared on: 12/02/2026