

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Carroll Street, Leopold VIC 3224

Indicative selling price

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

Range between

\$575,000

&

\$615,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Leopold

Period - From

25/02/2026

to

24/08/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
22 Simons Road Leopold VIC 3224	\$632,500	23/04/2026
31 Anzac Avenue Leopold VIC 3224	\$611,000	24/04/2026
12 Sarah Court Leopold VIC 3224	\$620,000	05/05/2026

This Statement of Information was prepared on:

25/08/2026