

## 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

11 HAMPSHIRE BOULEVARD LENEVA VIC 3691

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$645,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,500

Property type

House

Suburb

Leneva

Period-from

01 Feb 2025

to

31 Jan 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 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

13 FERNDALE ROAD LENEVA VIC 3691	\$620,000	02-Oct-25
39 ROGERS AVENUE WODONGA VIC 3690	\$635,000	07-Oct-25
26 UNAIPON STREET LENEVA VIC 3691	\$639,000	21-Oct-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**13 FERNDALE ROAD LENEVA VIC 3691**

3 2 2

Sold Price **\$620,000** Sold Date **02-Oct-25**

Distance **0.51km**



**39 ROGERS AVENUE WODONGA VIC 3690**

3 2 2

Sold Price **\$635,000** Sold Date **07-Oct-25**

Distance **1.68km**



**26 UNAIPON STREET LENEVA VIC 3691**

3 2 -

Sold Price **\$639,000** Sold Date **21-Oct-25**

Distance **0.42km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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