

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 Simons Road, Leopold VIC 3224

Indicative selling price

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

Range between

\$599,000

&

\$658,900

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Leopold

Period - From

23/09/2025

to

22/03/2026

Source

Cotality™

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
31 Christies Road Leopold VIC 3224	\$655,000	11/03/2026
26 Cresta Street Leopold VIC 3224	\$635,000	03/10/2025
53 Warrawee Road Leopold VIC 3224	\$635,000	10/11/2025

This Statement of Information was prepared on:

23/03/2026