

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

38 Pienza Way, Leopold VIC 3224

Indicative selling price

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

Range between

\$849,000

&

\$899,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Leopold

Period - From

09/12/2025

to

08/06/2026

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
92 Pollard Drive Leopold VIC 3224	\$880,000	03/02/2026
7 Lorikeet Court Leopold VIC 3224	\$850,000	13/02/2026
18 Clivedon Court Leopold VIC 3224	\$870,000	08/04/2026

This Statement of Information was prepared on:

09/06/2026