

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

8 Carroll Street, Leopold VIC 3224

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$701,500

Property Type

House

Suburb

Leopold

Period - From

03/02/2026

to

02/08/2026

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
6 Senecio Place Leopold VIC 3224	\$650,000	16/03/2026
34 Estuary Boulevard Leopold VIC 3224	\$660,000	16/04/2026
3 Pienza Way Leopold VIC 3224	\$655,000	28/04/2026

This Statement of Information was prepared on:

03/08/2026