

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 or
locality and postcode

8 Everglade Street, Leopold Vic 3224

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$695,000

Property Type

House

Suburb

Leopold

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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
1	20 Shortland Way LEOPOLD 3224	\$749,000	28/11/2025
2	5 Abigail Ct LEOPOLD 3224	\$808,000	23/10/2025
3	71 Treefern St LEOPOLD 3224	\$790,000	29/08/2025

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.~~

This Statement of Information was prepared on:

19/01/2026 11:50

**Property Type:** House (Res)**Land Size:** 447 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$795,000

Median House Price

Year ending December 2025: \$695,000

Comparable Properties

**20 Shortland Way LEOPOLD 3224 (REI)**

Agent Comments

**Price:** \$749,000**Method:** Private Sale**Date:** 28/11/2025**Property Type:** House (Res)**Land Size:** 647 sqm approx**5 Abigail Ct LEOPOLD 3224 (REI/VG)**

Agent Comments

**Price:** \$808,000**Method:** Private Sale**Date:** 23/10/2025**Property Type:** House**Land Size:** 921 sqm approx**71 Treefern St LEOPOLD 3224 (VG)**

Agent Comments

**Price:** \$790,000**Method:** Sale**Date:** 29/08/2025**Property Type:** House (Res)**Land Size:** 499 sqm approx

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