

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

12 Mandlay Close, Leopold, VIC 3224

Indicative selling price

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

or range between &

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

Comparable property sales – Delete A or B

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

37 Washington Garden, Leopold, VIC 3224	\$1,080,000	03/10/2025
7 Waugh Court, Leopold, VIC 3224	\$1,150,000	22/01/2026
5 Dandle Street. Leopold, VIC 3224	\$1,035,000	21/02/2026

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

This Statement of Information was prepared on: