

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/796 Bellarine Highway, Leopold, VIC 3224

Indicative selling price

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

or range between \$730,000 & \$770,000

Median sale price

Median price

\$762,500

Property type

Residential House

Suburb

Leopold

Period - From

May 2025

to

Apr 2026

Source

Realestate.com.au

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

12 Hannan Crescent, Leopold, VIC 3224	\$771,000	09/12/2025
33 Claremont Drive, Leopold, VIC 3224	\$735,000	01/10/2025
4 Alida Court, Leopold, VIC 3224	\$745,000	18/06/2025

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: 01/06/2026