

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

15 Athlon Avenue, Leopold, VIC 3224

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between

\$540,000

&

\$580,000

### Median sale price

Median price

\$695,000

Property type

Residential House

Suburb

Leopold

Period - From

September  
2025

to

August  
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 Cresta Street, Leopold, VIC 3224  | \$565,000 | 12/08/2025 |
| 2 Arden Avenue, Leopold, VIC 3224    | \$540,000 | 17/07/2026 |
| 28 William Street, Leopold, VIC 3224 | \$545,000 | 19/11/2025 |

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: 09/09/2026