

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

10 Village Green Drive, 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 \$840,000 & \$880,000

### Median sale price

Median price \$760,000 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
14 Pollard Drive, Leopold, VIC 3224	\$850,000	04/02/2026
92 Pollard Drive, Leopold, VIC 3224	\$880,000	03/02/2026
14 Stevens Court, Leopold, VIC 3224	\$840,000	12/03/2026

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: 18/05/2026