

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

40-42 Mitchell 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  &

### 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

50 Opal Drive, Leopold, VIC 3224	\$925,000	10/07/2025
92 Pollard Drive, Leopold, VIC 3224	\$880,000	03/02/2026
8 The Crescent, Leopold, VIC 3224	\$950,000	05/09/2025

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: