

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

8 Falkirk Place, Leopold, VIC, 3224

### Indicative selling price

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

Single price  or range between \$700,000 & \$740,000

### Median sale price

Median price \$760,000 Property type Residential Suburb Leopold

Period - From April 2025 to March 2026 Source Realestate.com.au

### Comparable property sales

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
26 The Court, Leopold, VIC, 3224	\$695,500	18/03/2026
10 Leicester Mews, VIC, 3224	\$735,000	17/09/2025
6 Carroll Street, Leopold, VIC, 3224	\$730,000	18/03/2026

This Statement of Information was prepared on: 30/04/2026