

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

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

Median sale price

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

Period - From July 2025 to June 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
11 Bisinella Court, VIC, 3224	\$735,000	12/05/2026
6 Carroll Street, Leopold, VIC, 3224	\$730,000	18/03/2026

This Statement of Information was prepared on: 29/07/2026