

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

31 Sedna Street, Leopold

Indicative selling price

For the meaning of this price see 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
26 Opal Drive Leopold	\$320,000	28/01/2026
32 Melanic Street Leopold	\$340,000	20/10/2025
125 Kensington Road, Leopold	\$370,000	22/01/2026

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: