

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

98 Opal Drive Leopold

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$570,000 & \$630,000

Median sale price

Median price \$655,000 Property type Residential house Suburb Leopold

Period - From June 2024 to May 2025 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.

| | | | |
|----|--------------------------|-----------|-------------|
| 1. | 5 Hardwood Lane Leopold | \$560,000 | 12 Feb 2025 |
| 2. | 10 Volare Way Leopold | \$570,000 | 24 Dec 2024 |
| 3. | 12 Leopold Court Leopold | \$601,300 | 4 Dec 2024 |

This Statement of Information was prepared on: 03 June 2025