

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

7 Bardoo Court 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 \$500,000

&

\$550,000

Median sale price

Median price \$657,500

Property type

Residential house

Suburb

Leopold

Period - From July 2024

to

June 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. | 10 Arden Avenue Leopold | 12 July 2025 | \$475,000 |
| 2. | 28 Anzac Avenue Leopold | 13 Mar 2025 | \$530,000 |
| 3. | 21 Ash Road Leopold | 11 Nov 2024 | \$530,000 |

This Statement of Information was prepared on: 24 July 2025