

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

13 Stevens 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

\$600,000

&

\$650,000

Median sale price

Median price

\$655,000

Property type

Residential house

Suburb

Leopold

Period - From

April 2024

to

March 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.	15 Moss Road, Leopold	\$627,000	9 July 2024
2.	7 Glendale Drive Leopold	\$632,000	16 May 2024
3.	12 Split Court Leopold	\$625,000	22 May 2024

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: 24 April 2025