

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 Vicarage Road, Leopold VIC 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$699,000

&

\$729,000

Median sale price

Median price

\$653,500

Property Type

House

Suburb

Leopold

Period - From

24/12/2024

to

24/06/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
29 Pollard Drive Leopold VIC 3224	\$705,000	24/05/2025
20 Tispa Drive Leopold VIC 3224	\$705,000	23/05/2025
16 Falkirk Place Leopold VIC 3224	\$700,000	21/03/2025

This Statement of Information was prepared on:

25/06/2025