

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

43 Grassland Grove, Leopold Vic 3224

Indicative selling price

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

Range between \$700,000

&

\$725,000

Median sale price

Median price \$670,000

Property Type House

Suburb Leopold

Period - From 01/04/2024

to

31/03/2025

Source REIV

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

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
1	62 Allanvale Av LEOPOLD 3224	\$710,000	28/05/2025
2	5 Courier Ct LEOPOLD 3224	\$750,000	09/05/2025
3	11 Highland Way LEOPOLD 3224	\$745,000	08/04/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

25/06/2025 15:55



 3  2  3

Property Type: House (Res)

Land Size: 454 sqm approx

Agent Comments

Inground Pool

Indicative Selling Price

\$700,000 - \$725,000

Median House Price

Year ending March 2025: \$670,000

Comparable Properties



62 Allanvale Av LEOPOLD 3224 (REI)

Agent Comments

 4  2  2

Price: \$710,000

Method: Private Sale

Date: 28/05/2025

Property Type: House

Land Size: 712 sqm approx



5 Courier Ct LEOPOLD 3224 (REI/VG)

Agent Comments

 4  2  2

Price: \$750,000

Method: Sold Before Auction

Date: 09/05/2025

Property Type: House (Res)

Land Size: 816 sqm approx



11 Highland Way LEOPOLD 3224 (VG)

Agent Comments

 3  -  -

Price: \$745,000

Method: Sale

Date: 08/04/2025

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100