Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	Lot 1709 - Delmare Drive, Leopold, 3224

Indicative selling price

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

Single price	$ 384,000	or range between		&	

Median sale price

Median price	$ 382,000	Property type	Vacant Land	Suburb	Leopold
Period - From	1/01/2023	to	31/01/2023	Source	Oliver Hume

Comparable property sales

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 Lot 1913 - Zale Avenue, Leopold, 3224	$ 384,000	4/06/2025
2 Lot 1801 - Delmare Drive, Leopold, 3224	$ 382,000	29/01/2025
3 Lot 1834 - Sedna Avenue, Leopold, 3235	$ 381,000	19/12/2025

This Statement of Information was prepared on: 07 May 2026