

# 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 and  
postcode

9/797-799 Bellarine Highway, Leopold VIC 3224

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$439,000

&

\$479,000

### Median sale price

Median price

\$462,500

Property Type

Unit

Suburb

Leopold

Period - From

11/08/2024

to

11/08/2025

Source

core\_logic

### 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 eighteen 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
2/69 Ferguson Road Leopold VIC 3224	\$460,000	16/05/2025
1/5 Arden Avenue Leopold VIC 3224	\$440,000	30/01/2025
3/797-799 Bellarine Highway Leopold VIC 3224	\$450,000	18/11/2024

This Statement of Information was prepared on:

13/08/2025