# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

\$720,000

Address	21 Pollard Drive, Leopold Vic 3224
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$680,000 & \$735,000	Range between	\$680,000	&	\$735,000
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#### Median sale price

Median price	\$675,000	Pro	perty Type	House		Suburb	Leopold
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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

23 Darrambal Cr LEOPOLD 3224

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 29 Pollard Dr LEOPOLD 3224 \$705,000 24/0	5/2025
2 111 Curtain Dr LEOPOLD 3224 \$690,000 07/0	2/2025

#### 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:	16/07/2025 11:19



07/11/2024











Property Type: Land Land Size: 567 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$680,000 - \$735,000 **Median House Price** June quarter 2025: \$675,000

# Comparable Properties



29 Pollard Dr LEOPOLD 3224 (REI)





Price: \$705,000 Method: Private Sale Date: 24/05/2025 **Property Type:** House Land Size: 607 sqm approx **Agent Comments** 



111 Curtain Dr LEOPOLD 3224 (REI/VG)

Price: \$690,000 Method: Private Sale Date: 07/02/2025 Property Type: House Land Size: 578 sqm approx







Agent Comments



23 Darrambal Cr LEOPOLD 3224 (REI/VG)





**Agent Comments** 

Price: \$720,000 Method: Private Sale Date: 07/11/2024 Property Type: House Land Size: 789 sqm approx

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