

# 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

21 Pollard Drive, 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

\$680,000

&

\$735,000

### Median sale price

Median price

\$675,000

Property 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)

- 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	29 Pollard Dr LEOPOLD 3224	\$705,000	24/05/2025
2	111 Curtain Dr LEOPOLD 3224	\$690,000	07/02/2025
3	23 Darrambal Cr LEOPOLD 3224	\$720,000	07/11/2024

**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



**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)**

**Agent Comments**



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



**111 Curtain Dr LEOPOLD 3224 (REI/VG)**

**Agent Comments**



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



**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