

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

130 Grand Scenic Drive, Leopold Vic 3224

Indicative selling price

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

Range between

\$4,000,000

&

\$4,400,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Leopold

Period - From

01/10/2024

to

30/09/2025

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	291-329 Sheppards Rd MANNERIM 3222	\$4,000,000	27/08/2024
2	15 Maloneys Rd LEOPOLD 3224	\$4,100,000	19/06/2025
3	42-60 Matthews Rd LEOPOLD 3224	\$3,250,000	08/02/2025

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:

09/12/2025 11:47



Property Type:
Agent Comments

Indicative Selling Price
\$4,000,000 - \$4,400,000
Median House Price
Year ending September 2025: \$680,000

Comparable Properties

291-329 Sheppards Rd MANNERIM 3222 (REI)

Agent Comments



Price: \$4,000,000
Method:
Date: 27/08/2024
Property Type: House



15 Maloneys Rd LEOPOLD 3224 (REI/VG)

Agent Comments



Price: \$4,100,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 48562.32 sqm approx



42-60 Matthews Rd LEOPOLD 3224 (REI)

Agent Comments



Price: \$3,250,000
Method: Private Sale
Date: 08/02/2025
Property Type: Land
Land Size: 113312.08 sqm approx