

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

7 Maddison Court Leopold

Indicative selling price

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

Single price \$ or range between \$590,000 & \$630,000

Median sale price

Median price \$680,000 Property type Residential House Suburb Leopold

Period - From Jan 2025 to Dec 2025 Source Realestate.com.au

Comparable property sales

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. 4 Melanic Street Leopold	\$615,000	24 July 2025
2. 16 Grassland Grove Leopold	\$618,000	29 Apr 2025
3. 3 Goshawk Lane Leopold	\$600,000	1 May 2025

This Statement of Information was prepared on: 29 January 2026