

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 Tidal Street, 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

\$749,000

&

\$799,000

### Median sale price

Median price

\$665,000

Property Type

House

Suburb

Leopold

Period - From

03/08/2025

to

02/02/2026

Source

Cotality™

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
6 Tidal Street Leopold VIC 3224	\$775,000	24/11/2025
71 Treefern Street Leopold VIC 3224	\$790,000	29/08/2025
35 Spectacle Way Leopold VIC 3224	\$755,000	17/08/2025

This Statement of Information was prepared on:

03/02/2026