

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 and
postcode

12 Paraffin Drive, Leopold VIC 3224

Indicative selling price

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

Range between

\$789,000

&

\$859,000

Median sale price

Median price

\$701,500

Property Type

House

Suburb

Leopold

Period - From

23/01/2026

to

22/07/2026

Source

Cotality™

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 eighteen 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
7 Hazelwood Crescent Leopold VIC 3224	\$810,000	04/02/2026
7 Timberland Street Leopold VIC 3224	\$800,000	20/02/2026
8 Tidal Street Leopold VIC 3224	\$825,000	06/04/2026

This Statement of Information was prepared on:

23/07/2026