

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

8 Everglade Street, Leopold Vic 3224

Indicative selling price

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

Range between \$725,000 & \$785,000

Median sale price

Median price \$700,000 Property Type House Suburb Leopold

Period - From 01/04/2025 to 31/03/2026 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	11 Tispa Dr LEOPOLD 3224	\$720,000	19/12/2025
2	49 Village Green Dr LEOPOLD 3224	\$725,000	12/12/2025
3	34 Fairvista Av LEOPOLD 3224	\$765,000	17/10/2025

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:

13/04/2026 19:00



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Property Type: House
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$725,000 - \$785,000
Median House Price
Year ending March 2026: \$700,000

Comparable Properties

11 Tispa Dr LEOPOLD 3224 (VG)

[Agent Comments](#)

3 - -

Price: \$720,000
Method: Sale
Date: 19/12/2025
Property Type: House (Res)
Land Size: 512 sqm approx



49 Village Green Dr LEOPOLD 3224 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$725,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 512 sqm approx



34 Fairvista Av LEOPOLD 3224 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$765,000
Method: Private Sale
Date: 17/10/2025
Property Type: House
Land Size: 511 sqm approx

Account - Jellis Craig Barwon Heads | P: 03 9088 8968



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