

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode
2 Viewbay Drive, Leopold

Indicative selling price

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

Single price \$ or range between \$720,000 & \$760,000

Median sale price

Median price	\$690,200	Property type	Residential House	Suburb	Leopold
Period - From	Feb 2025	to	Jan 2026	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
11 Kylemore Court, Leopold	\$769,000	26/11/2025
10 Leicester Mews, Leopold	\$735,000	01/10/2025
11 Highland Way, Leopold	\$745,000	24/04/2025

This Statement of Information was prepared on: 02/02/2026