

# 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](http://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