

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

21-23 BARRABOOL CRESCENT LEOPOLD VIC 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,475,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Leopold

Period-from

01 Nov 2024

to

31 Oct 2025

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 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

22-24 OTWAY COURT LEOPOLD VIC 3224	-	31-Jul-25
13 COONEY STREET MOOLAP VIC 3224	\$1,475,000	03-Feb-25
23 CRESTA STREET LEOPOLD VIC 3224	\$1,600,000	11-Jan-24

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: 06 November 2025



22-24 OTWAY COURT LEOPOLD VIC 3224

Sold Price

RS - UN

Sold Date

31-Jul-25

 4  3  4

Distance

0.23km



13 COONEY STREET MOOLAP VIC 3224

Sold Price

\$1,475,000

Sold Date

03-Feb-25

 4  2  3

Distance

4.3km



23 CRESTA STREET LEOPOLD VIC 3224

Sold Price

\$1,600,000

Sold Date

11-Jan-24

 3  3  6

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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