

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

5 DARRAMBAL 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

\$660,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

House

Suburb

Leopold

Period-from

01 Dec 2024

to

30 Nov 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

146 KENSINGTON ROAD LEOPOLD VIC 3224	\$675,000	19-Dec-25
10 VIEWBAY DRIVE LEOPOLD VIC 3224	\$695,000	17-Dec-25
30 ASH ROAD LEOPOLD VIC 3224	\$700,000	11-Nov-25

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: 26 December 2025



146 KENSINGTON ROAD LEOPOLD VIC 3224

Sold Price

^{RS} **\$675,000**

Sold Date

19-Dec-25



3



2



1

Distance

0.55km



10 VIEWBAY DRIVE LEOPOLD VIC 3224

Sold Price

^{RS} **\$695,000**

Sold Date

17-Dec-25



4



2



1

Distance

0.51km



30 ASH ROAD LEOPOLD VIC 3224

Sold Price

\$700,000

Sold Date

11-Nov-25



3



2



1

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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