

## 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

18 CLIVEDON COURT 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	\$890,000	&	\$950,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$662,000	Property type	House	Suburb	Leopold
Period-from	01 Jan 2025	to	31 Dec 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
28-30 SPECTACLE WAY LEOPOLD VIC 3224	\$910,000	22-Aug-25
8 THE CRESCENT LEOPOLD VIC 3224	\$950,000	05-Sep-25
44 DARRAMBAL CRESCENT LEOPOLD VIC 3224	\$880,000	08-Dec-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: 05 January 2026



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**28-30 SPECTACLE WAY LEOPOLD** Sold Price  
**VIC 3224**

4 2 2

**\$910,000** Sold Date **22-Aug-25**

Distance **1.48km**



**8 THE CRESCENT LEOPOLD VIC**  
**3224**

4 2 2

Sold Price

**\$950,000** Sold Date **05-Sep-25**

Distance **1.02km**



**44 DARRAMBAL CRESCENT**  
**LEOPOLD VIC 3224**

4 2 2

Sold Price

**RS \$880,000** Sold Date **08-Dec-25**

Distance **0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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