Property Price Statement

# Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared: 06/10/2026

## Property offered for sale

Address
Including suburb or locality and postcode: 413 Garnet Close Leopold

## Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| Land Only | | | | | 438.00 |

## Indicative selling price

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

**Single Price** $ 386,000 **or range between** $ **&** $

## Seller's reserve price (if property is to be sold by auction or fixed-date sale)

**Seller's reserve price** N/A

## Median sale price

**Median Price** $ 350,500 **Property Type** Land Only **Suburb** Leopold

**Period - From** 06/04/2026 **To** 06/10/2026 **Source** RPM Data

## Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|---|---|---|
| 404 Garnet Close Leopold | $353,000 | 12/08/2026 |

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| Land Only | | | | | 392.00 |

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 405 Garnet Close Leopold | $353,000 | 18/08/2026 |

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| Land Only | | | | | 392.00 |

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 414 Garnet Close Leopold | $376,000 | 14/09/2026 |

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| Land Only | | | | | 443.00 |

☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

## Sale outcome

**Sale price** | **Unconditional sale date**