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: 429 Opal Drive 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					509.00

Indicative selling price

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

Single Price $ 415,000 **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
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

[X] 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:

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Sale outcome

Sale price		Unconditional sale date	