

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

3 Hazelwood Crescent, Leopold

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$630,000 & \$690,000

### Median sale price

Median price \$690,200

Property type Residential House

Suburb Leopold

Period - From Feb 2025

to

Jan 2026

Source Realestate.com.au

### Comparable property sales

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
14 Seagrass Street, Leopold	\$640,000	13/01/2026
47 Pickworth Drive, Leopold	\$635,000	05/01/2026
8-9 Panmore Court, Leopold	\$685,000	29/12/2025

This Statement of Information was prepared on: 12/02/2026