



STATEMENT OF INFORMATION

40 GROPPY ROAD, HAZELWOOD NORTH, VIC 3840

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT WARRAGUL, PHONE: 0409423822

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**40 GROPPY ROAD, HAZELWOOD NORTH,**  4  2  3**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$795,000**

Provided by: Alan Steenholdt, Alex Scott Warragul

MEDIAN SALE PRICE

**HAZELWOOD NORTH, VIC, 3840**

Suburb Median Sale Price (House)

\$783,750

01 January 2025 to 31 December 2025

Provided by: 

COMPARABLE PROPERTIES

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.

**23 HENDERSON PL, HAZELWOOD NORTH, VIC**  4  2  10**Sale Price*****\$975,000**

Sale Date: 06/01/2026

Distance from Property: 4.1km

**15 ROMUALD RD, HAZELWOOD NORTH, VIC**  4  2  3**Sale Price****\$745,000**

Sale Date: 18/05/2025

Distance from Property: 1.1km

**30 BRONZE WING CRES, HAZELWOOD**  4  2  4**Sale Price****\$795,000**

Sale Date: 03/04/2025

Distance from Property: 4.2km

This report has been compiled on 18/02/2026 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40 GROPPY ROAD, HAZELWOOD NORTH, VIC 3840

Indicative selling price

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

Single Price:

\$795,000

Median sale price

Median price

\$783,750

Property type

House

Suburb

HAZELWOOD
NORTH

Period

01 January 2025 to 31 December
2025

Source

pricfinder

Comparable property sales

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

23 HENDERSON PL, HAZELWOOD NORTH, VIC 3840	*\$975,000	06/01/2026
15 ROMUALD RD, HAZELWOOD NORTH, VIC 3840	\$745,000	18/05/2025
30 BRONZE WING CRES, HAZELWOOD NORTH, VIC 3840	\$795,000	03/04/2025

This Statement of Information was prepared on:

18/02/2026