

## 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

2 WARWICK WAY DROUIN VIC 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Drouin

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

33 WAKEFUL CRESCENT DROUIN VIC 3818	\$845,000	16-Nov-24
7 CHARLWOOD COURT DROUIN VIC 3818	\$900,000	14-Jun-24
33 EMPIRE AVENUE DROUIN VIC 3818	\$920,000	17-Jul-24

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: 25 June 2025


**33 WAKEFUL CRESCENT DROUIN  
VIC 3818**
 4    2    2

Sold Price

**\$845,000**

Sold Date

**16-Nov-24**

Distance

**1.18km**

**7 CHARLWOOD COURT DROUIN  
VIC 3818**
 5    2    3

Sold Price

**\$900,000**

Sold Date

**14-Jun-24**

Distance

**2.09km**

**33 EMPIRE AVENUE DROUIN VIC  
3818**
 6    2    2

Sold Price

**\$920,000**

Sold Date

**17-Jul-24**

Distance

**0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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