

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

21A ALBERT ROAD DROUIN VIC 3818

Indicative selling price

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

Single Price

\$1,425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Drouin

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

3 WEDGE LANE DROUIN VIC 3818	\$1,250,000	12-Mar-25
10 MOUNTAIN VISTA COURT DROUIN VIC 3818	\$1,310,000	18-Aug-25

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.

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3 WEDGE LANE DROUIN VIC 3818

Sold Price

\$1,250,000

Sold Date

12-Mar-25


Distance

3.27km

**10 MOUNTAIN VISTA COURT
DROUIN VIC 3818**

Sold Price

\$1,310,000

Sold Date

18-Aug-25


Distance

0.89km
RS = Recent sale

UN = Undisclosed Sale

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