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	5 Elizabeth Close, Drouin Vic 3818

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price	\$670,000		Property type	House	House		Drouin
Period - From	01/11/2024	to	31/10/2025	Source	realestate.co	om.au	

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
132 Hopetoun Road, Drouin Vic 3818	\$1,280,000	28/03/2025
18 Ripplebrook Court, Drouin Vic 3818	\$1,250,000	20/03/2025
50 Kamanari Court, Drouin Vic 3818	\$1,170,000	03/08/2025

This Statement of Information was prepared on: 10/11/2025

