

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

51 FAIRWAY DRIVE 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

or range
between

\$1,180,000

&

\$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Drouin

Period-from

01 Dec 2024

to

30 Nov 2025

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

10C ARNUP CRESCENT DROUIN VIC 3818	1200000	22-May-25
2A GREENLAND DRIVE DROUIN VIC 3818	1150000	08-Dec-24
1A LANCELOT COURT DROUIN VIC 3818	1200000	08-Sep-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.~~

This Statement of Information was prepared on: 04 December 2025

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**10C ARNUP CRESCENT DROUIN
VIC 3818**

 3  2  4

Sold Price

1200000

Sold Date **22-May-25**

Distance

-



**2A GREENLAND DRIVE DROUIN
VIC 3818**

 4  2  8

Sold Price

1150000

Sold Date **08-Dec-24**

Distance

4.19km



**1A LANCELOT COURT DROUIN VIC
3818**

 5  2  2

Sold Price

^{RS} **1200000**

Sold Date **08-Sep-25**

Distance

2.72km

RS = Recent sale

UN = Undisclosed Sale

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