

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

6 CINNAMON STREET 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

\$889,000

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

23 SADLERIA STREET DROUIN VIC 3818	\$842,500	21-Dec-25
47 EMPIRE AVENUE DROUIN VIC 3818	\$900,000	29-Nov-25
6 CHARLWOOD COURT DROUIN VIC 3818	\$870,000	26-Mar-26

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: 29 April 2026

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23 SADLERIA STREET DROUIN VIC 3818

Sold Price

\$842,500

Sold Date

21-Dec-25

 4

 2

 2

Distance

0.32km



47 EMPIRE AVENUE DROUIN VIC 3818

Sold Price

\$900,000

Sold Date

29-Nov-25

 4

 2

 2

Distance

3.34km



6 CHARLWOOD COURT DROUIN VIC 3818

Sold Price

^{RS} **\$870,000**

Sold Date

26-Mar-26

 4

 2

 3

Distance

2.03km

RS = Recent sale

UN = Undisclosed Sale

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