

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 or
locality and postcode

21B 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

\$649,000

or range
between

&

Median sale price

Median price

\$315,000

Property type

Land

Suburb

Drouin

Period - From

01 Jun 2025

to

31 May 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

7 ROYAL PINES DRIVE DROUIN VIC 3813	\$630,000	13-Mar-26
3 PINEHURST STREET DROUIN VIC 3818	\$635,000	03-Oct-25
11 AUGUSTA DRIVE DROUIN VIC 3818	\$635,000	10-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: 13 June 2026

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7 ROYAL PINES DRIVE DROUIN VIC 3818

Sold Price

\$630,000 Sold Date **13-Mar-26**
 4  3  2

Distance **0.4km**

3 PINEHURST STREET DROUIN VIC 3818

Sold Price

\$635,000 Sold Date **03-Oct-25**
 -  -  -

Distance **0.41km**

11 AUGUSTA DRIVE DROUIN VIC 3818

Sold Price

Sold Date **10-Sep-25**
 4  2  2

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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