

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

5 HOGAN COURT 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

\$690,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Drouin

Period-from

01 Jul 2025

to

30 Jun 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

4 PICADILLY COURT DROUIN VIC 3818	\$720,000	21-Nov-25
12 WOLFF STREET DROUIN VIC 3818	\$687,000	08-Jan-26
28 CLAUDIA CRESCENT DROUIN VIC 3818	\$715,100	13-Jan-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.~~

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4 PICADILLY COURT DROUIN VIC 3818

 4  2  4

Sold Price

\$720,000

Sold Date

21-Nov-25

Distance

0.23km



12 WOLFF STREET DROUIN VIC 3818

 5  2  2

Sold Price

\$687,000

Sold Date

08-Jan-26

Distance

0.94km



28 CLAUDIA CRESCENT DROUIN VIC 3818

 4  2  2

Sold Price

\$715,100

Sold Date

13-Jan-26

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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