

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 25 Illawarra Boulevard, Drouin Vic 3818

Indicative selling price

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

Single price \$790,000

Median sale price

Median price \$710,000

Property type House

Suburb Drouin

Period - From 01/06/2025

to

31/05/2026

Source realestate.com.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
29 Illawarra Boulevard, Drouin Vic 3818	\$750,000	25/06/2025
32 Diamond Street, Drouin Vic 3818	\$795,000	16/04/2026
20 King Parrot Boulevard, Drouin Vic 3818	\$780,000	08/01/2026

This Statement of Information was prepared on: 25/06/2026