

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

2B EDWARD 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 or range between &

Median sale price

Median price

Property type

Suburb

Period - From to Source

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
54B MANIKATO DRIVE DROUIN VIC 3818	\$610,000	18-Feb-26
35 HARMON DRIVE DROUIN VIC 3818	\$615,000	22-Jul-25
2/5 CHARLES STREET DROUIN VIC 3818	\$570,000	09-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.~~

This Statement of Information was prepared on:

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**54B MANIKATO DRIVE DROUIN
VIC 3818**
 3  2  2

Sold Price

\$610,000

Sold Date

18-Feb-26

Distance

0.93km

**35 HARMON DRIVE DROUIN VIC
3818**
 3  2  2

Sold Price

\$615,000

Sold Date

22-Jul-25

Distance

0.81km

**2/5 CHARLES STREET DROUIN VIC
3818**
 3  1  2

Sold Price

\$570,000

Sold Date

09-Jan-26

Distance

0.09km
RS = Recent sale

UN = Undisclosed Sale

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