

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

3 WAKEFUL CRESCENT 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

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Drouin

Period-from

01 Mar 2025

to

28 Feb 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

19 WAKEFUL CRESCENT DROUIN VIC 3818	\$685,000	11-Mar-25
45 MANIKATO DRIVE DROUIN VIC 3818	\$700,000	25-Aug-25
2 SHANNON COURT DROUIN VIC 3818	\$748,000	17-Jun-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.~~

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19 WAKEFUL CRESCENT DROUIN VIC 3818

Sold Price

\$685,000

Sold Date

11-Mar-25



4



2



2

Distance

0.11km



45 MANIKATO DRIVE DROUIN VIC 3818

Sold Price

\$700,000

Sold Date

25-Aug-25



4



2



2

Distance

0.3km



2 SHANNON COURT DROUIN VIC 3818

Sold Price

\$748,000

Sold Date

17-Jun-25



4



2



-

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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