

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

30 KINGSTON HEATH DRIVE 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

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Drouin

Period-from

01 Apr 2025

to

31 Mar 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

18 SETTLERS RISE DROUIN VIC 3818	\$1,510,000	19-Jul-25
90B LAMPARD ROAD DROUIN VIC 3818	\$1,550,000	14-Nov-25
14 AMELIA COURT DROUIN VIC 3818	\$1,630,000	13-Oct-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: 07 April 2026

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18 SETTLERS RISE DROUIN VIC 3818

 4  2  8

Sold Price

\$1,510,000

Sold Date

19-Jul-25

Distance

4.24km



90B LAMPARD ROAD DROUIN VIC 3818

 5  2  5

Sold Price

^{RS} **\$1,550,000** ^{UN}

Sold Date

14-Nov-25

Distance

4.27km



14 AMELIA COURT DROUIN VIC 3818

 2  -  -

Sold Price

\$1,630,000

Sold Date

13-Oct-25

Distance

3.44km

RS = Recent sale

UN = Undisclosed Sale

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