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	1 TODMAN 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	$650,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	House	Suburb	Drouin
Period-from	01 Jul 2024	to	30 Jun 2025	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 BERTA RISE DROUIN VIC 3818	$650,000	11-Jul-25
2 SHANNON COURT DROUIN VIC 3818	$748,000	26-Jun-25
19 NICKELL COURT DROUIN VIC 3818	$675,000	11-Mar-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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OBrien Real Estate

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4 BERTA RISE DROUIN VIC 3818

4 2 2

Sold Price RS $650,000 Sold Date 11-Jul-25

Distance 0.11km



2 SHANNON COURT DROUIN VIC 3818

4 2 -

Sold Price RS $748,000 Sold Date 26-Jun-25

Distance 0.21km



19 NICKELL COURT DROUIN VIC 3818

4 2 2

Sold Price $675,000 Sold Date 11-Mar-25

Distance 0.22km

RS = Recent sale **UN** = Undisclosed Sale

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