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	5 SHERWOOD COURT 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	$1,150,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$322,500	Property type	Land	Suburb	Drouin
Period-from	01 Dec 2024	to	30 Nov 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
23 ROBIN HOOD WAY DROUIN VIC 3818	$1,018,000	07-Nov-25
14 MILLENNIUM COURT DROUIN VIC 3818	$1,162,500	15-May-25
4 NOTTINGHAM COURT DROUIN VIC 3818	$1,200,000	11-Sep-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: 10 December 2025

OBrien Real Estate

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23 ROBIN HOOD WAY DROUIN VIC 3818

3 2 4

Sold Price RS $1,018,000 Sold Date 07-Nov-25

Distance 0.38km



14 MILLENNIUM COURT DROUIN VIC 3818

4 3 4

Sold Price $1,162,500 Sold Date 15-May-25

Distance 1.77km



4 NOTTINGHAM COURT DROUIN VIC 3818

4 2 6

Sold Price $1,200,000 Sold Date 11-Sep-25

Distance 0.26km

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

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