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	6 CHARLWOOD 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~~		or range between	$850,000	&	$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	House	Suburb	Drouin
Period-from	01 Feb 2025	to	31 Jan 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
6 ARCHER COURT DROUIN VIC 3818	$860,000	06-Jan-26
5 CRYSTAL COURT DROUIN VIC 3818	$850,000	05-Jun-25
48 BUNYIP DRIVE DROUIN VIC 3818	$865,000	22-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: 11 February 2026

OBrien Real Estate

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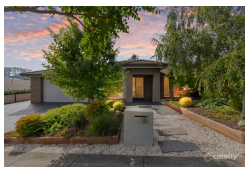
6 ARCHER COURT DROUIN VIC 3818

3 2 2

Sold Price RS $860,000 Sold Date 06-Jan-26

Distance 0.67km



5 CRYSTAL COURT DROUIN VIC 3818

3 2 2

Sold Price $850,000 Sold Date 05-Jun-25

Distance 0.67km



48 BUNYIP DRIVE DROUIN VIC 3818

4 2 2

Sold Price RS $865,000 Sold Date 22-Jan-26

Distance 2.23km

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

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