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	1A LANCELOT 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	$1,165,000	&	$1,245,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	House	Suburb	Drouin
Period-from	01 Aug 2024	to	31 Jul 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
3A CHARLOU COURT DROUIN VIC 3818	$1,150,000	07-May-25
5 LANCELOT COURT DROUIN VIC 3818	$1,150,000	15-Jul-25
2B CHARLOU COURT DROUIN VIC 3818	$1,260,000	08-Aug-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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3A CHARLOU COURT DROUIN VIC 3818

3 2 4

Sold Price RS **$1,150,000** UN

Sold Date **07-May-25**

Distance **0.24km**



5 LANCELOT COURT DROUIN VIC 3818

4 2 4

Sold Price

Sold Date **15-Jul-25**

Distance **0.26km**



2B CHARLOU COURT DROUIN VIC 3818

4 2 3

Sold Price RS **$1,260,000**

Sold Date **08-Aug-25**

Distance **0.33km**

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

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