

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

23 BOANYOO ROAD 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

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Drouin

Period-from

01 Jun 2025

to

31 May 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

75 WALKER DRIVE DROUIN VIC 3818	\$280,000	06-Jan-26
4 SUTCLIFFE DROUIN VIC 3818	\$299,000	23-Mar-26
24 WALKER DRIVE DROUIN VIC 3818	\$295,000	21-Jan-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: 22 June 2026



75 WALKER DRIVE DROUIN VIC 3818

Sold Price

\$280,000

Sold Date

06-Jan-26

- -

Distance

1.25km



4 SUTCLIFFE DROUIN VIC 3818

Sold Price

\$299,000

Sold Date

23-Mar-26

- -

Distance

0.22km



24 WALKER DRIVE DROUIN VIC 3818

Sold Price

\$295,000

Sold Date

21-Jan-25

- -

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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