

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

7 BERNARD 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

\$1,250,000

&

\$1,350,000

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

927 PRINCES WAY DROUIN VIC 3818	\$1,260,000	15-May-25
2B CHARLOU COURT DROUIN VIC 3818	\$1,260,000	08-Aug-25
4 PEPPERELL DRIVE DROUIN VIC 3818	\$1,350,000	11-Jun-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: 13 August 2025

AREASPECIALIST

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927 PRINCES WAY DROUIN VIC 3818

Sold Price

^{RS}

\$1,260,000

Sold Date

15-May-25



4



2



6

Distance

0.31km



2B CHARLOU COURT DROUIN VIC 3818

Sold Price

Sold Date

08-Aug-25



4



2



3

Distance

0.59km



4 PEPPERELL DRIVE DROUIN VIC 3818

Sold Price

^{RS}

\$1,350,000

Sold Date

11-Jun-25



4



2



5

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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