

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

17 VIVIAN 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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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.

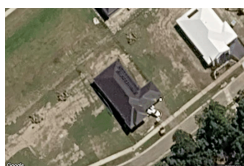
Address of comparable property	Price	Date of sale
57 PLANTATION ROAD DROUIN VIC 3818	\$390,000	26-Apr-25
3 DIAMOND STREET DROUIN VIC 3818	\$417,500	05-Dec-25
13 CORSAIR BOULEVARD DROUIN VIC 3818	\$395,000	04-Dec-24

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: 31 January 2026

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**57 PLANTATION ROAD DROUIN
VIC 3818**

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Sold Price **\$390,000** Sold Date **26-Apr-25**

Distance **3.44km**



**3 DIAMOND STREET DROUIN VIC
3818**

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Sold Price ^{RS} **\$417,500** Sold Date **05-Dec-25**

Distance **3.86km**



**13 CORSAIR BOULEVARD DROUIN
VIC 3818**

 4  2  2

Sold Price **\$395,000** Sold Date **04-Dec-24**

Distance **3.58km**

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

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