

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

45 MANIKATO DRIVE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Drouin

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

25 CARBINE COURT DROUIN VIC 3818	\$730,000	25-May-24
97 JACKSON DRIVE DROUIN VIC 3818	\$735,000	05-May-25
4 BUNYIP DRIVE DROUIN VIC 3818	\$732,000	08-May-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: 15 July 2025

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**25 CARBINE COURT DROUIN VIC 3818** 4  2  2

Sold Price

\$730,000Sold Date **25-May-24**

Distance

0.57km**97 JACKSON DRIVE DROUIN VIC 3818** 4  2  2

Sold Price

^{RS} **\$735,000**Sold Date **05-May-25**

Distance

1.01km**4 BUNYIP DRIVE DROUIN VIC 3818** 4  2  2

Sold Price

\$732,000Sold Date **08-May-24**

Distance

1.16km**RS** = Recent sale**UN** = Undisclosed Sale

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