

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

2/32 RAILWAY AVENUE 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

\$485,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Drouin

Period-from

01 Jul 2024

to

30 Jun 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

18/94 LAMPARD ROAD DROUIN VIC 3818	\$505,000	17-Apr-25
6/96 LAMPARD ROAD DROUIN VIC 3818	\$480,000	12-May-25
2/1 HATFIELD DRIVE DROUIN VIC 3818	\$470,000	23-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 July 2025

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**18/94 LAMPARD ROAD DROUIN
VIC 3818**

3 2 2

Sold Price **\$505,000** Sold Date **17-Apr-25**

Distance **0.73km**



**6/96 LAMPARD ROAD DROUIN VIC
3818**

3 1 1

Sold Price **\$480,000** Sold Date **12-May-25**

Distance **0.75km**



**2/1 HATFIELD DRIVE DROUIN VIC
3818**

3 2 2

Sold Price **\$470,000** Sold Date **23-Jan-25**

Distance **1.37km**



**2/24 MCKINDLAY STREET DROUIN
VIC 3818**

3 2 2

Sold Price **\$480,000** Sold Date **04-Dec-24**

Distance **1.61km**

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

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