

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

33 VICTORIA STREET 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

\$635,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,900

Property type

House

Suburb

Drouin

Period-from

01 Feb 2025

to

31 Jan 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

9 LAWRENCE ROAD DROUIN VIC 3818	\$650,000	07-Oct-25
19 NICKELL COURT DROUIN VIC 3818	\$675,000	11-Mar-25
18 TOORONGO STREET DROUIN VIC 3818	\$639,000	07-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: 02 February 2026

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9 LAWRENCE ROAD DROUIN VIC 3818

 4  2  2

Sold Price

\$650,000

Sold Date

07-Oct-25

Distance

0.16km



19 NICKELL COURT DROUIN VIC 3818

 4  2  2

Sold Price

\$675,000

Sold Date

11-Mar-25

Distance

0.3km



18 TOORONGO STREET DROUIN VIC 3818

 4  2  2

Sold Price

\$639,000

Sold Date

07-Jun-25

Distance

0.32km



17 APPLEPORCH WAY DROUIN VIC 3818

 4  2  2

Sold Price

\$640,000

Sold Date

22-May-25

Distance

0.43km



1 TODMAN STREET DROUIN VIC 3818

 4  2  2

Sold Price

\$680,000

Sold Date

24-Aug-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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