

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

11 NICKELL 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

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

18 WALKER DRIVE DROUIN VIC 3818	\$700,000	22-Aug-25
45 MANIKATO DRIVE DROUIN VIC 3818	\$700,000	25-Aug-25
78 HARMON DRIVE DROUIN VIC 3818	\$710,000	14-Nov-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: 23 February 2026

Dave Reilly

M 0437347665

E d.reilly@barryplant.com



**18 WALKER DRIVE DROUIN VIC
3818**

 4  2  2

Sold Price

\$700,000

Sold Date **22-Aug-25**

Distance **0.49km**



**45 MANIKATO DRIVE DROUIN VIC
3818**

 4  2  2

Sold Price

Sold Date **25-Aug-25**

Distance **0.52km**



**78 HARMON DRIVE DROUIN VIC
3818**

 4  2  2

Sold Price

\$710,000

Sold Date **14-Nov-25**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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