

# 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

9 Carbine Court, Drouin, Vic 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$785,000

&

\$850,000

### Median sale price

Median price

\$650,000

Property type

House

Suburb

Drouin

Period - From

01/03/2025

to

28/02/2026

Source



PropTrack

### 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 eighteen 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 |
|-----------------------------------|-----------|--------------|
| 6 Archer Court, Drouin, VIC 3818  | \$860,000 | 12/01/2026   |
| 10 Amber Ct, Drouin, VIC 3818     | \$855,000 | 25/08/2025   |
| 67 Walker Drive, Drouin, VIC 3818 | \$785,000 | 10/11/2025   |

**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 eighteen months.

This Statement of Information was prepared on:

11/03/2026