

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

21 BOANYOO ROAD 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Drouin

Period-from

01 Nov 2024

to

31 Oct 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

40 DIAMOND STREET DROUIN VIC 3818	\$340,000	21-Jul-25
43 OPEN DRIVE DROUIN VIC 3818	\$320,000	06-Aug-25
18 JOHNSON AVENUE DROUIN VIC 3818	\$320,000	21-May-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.

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40 DIAMOND STREET DROUIN VIC 3818 Sold Price **\$340,000** Sold Date **21-Jul-25**

 4  2  2

Distance **2.7km**



43 OPEN DRIVE DROUIN VIC 3818 Sold Price **\$320,000** Sold Date **06-Aug-25**

 4  2  2

Distance **4.14km**



18 JOHNSON AVENUE DROUIN VIC 3818 Sold Price Sold Date **21-May-25**

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Distance **1.19km**

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

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