

## 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	3 MURRELL STREET DROUIN VIC 3818
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### 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	\$575,000	&	\$615,000
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### 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
1 GERRARD STREET DROUIN VIC 3818	\$573,000	22-Aug-25
6 PHILLIPS COURT DROUIN VIC 3818	\$610,000	12-Aug-25
255 PRINCES WAY DROUIN VIC 3818	\$600,000	15-Sep-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: 03 February 2026

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**1 GERRARD STREET DROUIN VIC  
3818**

3 1 2

Sold Price

**\$573,000** Sold Date **22-Aug-25**Distance **2.07km****6 PHILLIPS COURT DROUIN VIC  
3818**

3 1 2

Sold Price

**\$610,000** Sold Date **12-Aug-25**Distance **1.8km****255 PRINCES WAY DROUIN VIC  
3818**

3 1 1

Sold Price

**\$600,000** Sold Date **15-Sep-25**Distance **2.27km****RS** = Recent sale      **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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