Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	37 Goldshine Crescent, Drouin, VIC 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range $720,000 & $790,000

Median sale price

Median price $710,000 Property Type House Suburb Drouin (3818)

Period - From 01/07/2025 to 01/06/2026 Source Realestate.com.au

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
29 BUNYIP DRIVE, DROUIN VIC 3818	$755,000	24/02/2026
27 GOLDSHINE CRES, DROUIN	$725,000	17/05/2026

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 01/07/2026

krpeters