

## 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 or  
locality and postcode

256 Settlement Road, Drouin, VIC, 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$870,000

or range between

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&

\$

### Median sale price

Median price

\$340,000

Property type

Land

Suburb

Drouin

Period - From

01/08/2024

to

31/07/2025

Source

Realestate.com.au

### 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.	20 ROYAL PINES DRIVE DROUIN VIC 3818	\$655,000	23.01.2025
2.	17 ROYAL PINES DRIVE DROUIN VIC 3818	\$640,000	30.11.2024
3.	15 MEMBERS DRIVE DROUIN VIC 3818	\$614,000	13.12.2024

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:

14.08.2025