

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

191 PRINCES WAY, DROUIN, VIC 3818

### Indicative selling price

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

Single price

\$750,000

or range between

&

### Median sale price

Median price

\$650,000

Property Type

House

Suburb

DROUIN

Period - From

01 Jun 2025

to

31 May 2026

Source

Cotality

### Comparable property sales

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

3 ALBERT ROAD DROUIN VIC 3818

\$750,000

12-Nov-25

1 BORONIA STREET DROUIN VIC 3818

\$780,000

02-Dec-25

46 BUNYIP DRIVE DROUIN VIC 3818

\$765,000

28-Mar-25

This Statement of Information was prepared on: 23/06/2026