

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

28/131 NEPEAN HIGHWAY DROMANA VIC 3936

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

\$150,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

72/131 NEPEAN HIGHWAY DROMANA VIC 3936	\$218,900	12-Jun-26
204/131 NEPEAN HIGHWAY DROMANA VIC 3936	\$260,000	28-Apr-26
191/131 NEPEAN HIGHWAY DROMANA VIC 3936	\$265,000	12-Feb-26

OR

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 6 months.~~

This Statement of Information was prepared on: 30 June 2026



**72/131 NEPEAN HIGHWAY
DROMANA VIC 3936**

2 1 1

Sold Price

^{RS}

\$218,900

Sold Date

12-Jun-26

Distance

0km



**204/131 NEPEAN HIGHWAY
DROMANA VIC 3936**

3 1 1

Sold Price

^{RS}

\$260,000

Sold Date

28-Apr-26

Distance

0km



**191/131 NEPEAN HIGHWAY
DROMANA VIC 3936**

2 1 2

Sold Price

^{RS}

\$265,000

Sold Date

12-Feb-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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