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	1126 ARTHURS SEAT ROAD 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	$695,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	Land	Suburb	Dromana
Period-from	01 May 2025	to	30 Apr 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
34 HEALES STREET DROMANA VIC 3936	$858,800	19-Dec-25
39 HEALES STREET DROMANA VIC 3936	$1,375,000	28-Nov-25
2 SOMERSET DRIVE DROMANA VIC 3936	$775,000	19-Nov-25

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: 01 May 2026

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34 HEALES STREET DROMANA VIC 3936
2 - 2
Sold Price RS $858,800 Sold Date 19-Dec-25
Distance 0.41km



39 HEALES STREET DROMANA VIC 3936
- - -
Sold Price RS $1,375,000 Sold Date 28-Nov-25
Distance 0.45km



2 SOMERSET DRIVE DROMANA VIC 3936
- - -
Sold Price $775,000 Sold Date 19-Nov-25
Distance 1.23km

RS = Recent sale **UN** = Undisclosed Sale

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