

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 COSMOS STREET 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

27 COLEUS STREET DROMANA VIC 3936	\$780,000	06-Jan-25
12 ELIZABETH AVENUE DROMANA VIC 3936	\$750,000	15-Mar-25
8 VERONA STREET DROMANA VIC 3936	\$860,000	29-Apr-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: 21 May 2025



27 COLEUS STREET DROMANA VIC 3936

Sold Price

\$780,000

Sold Date **06-Jan-25**



3



1



2

Distance

0.22km



12 ELIZABETH AVENUE DROMANA VIC 3936

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date **15-Mar-25**



3



1



2

Distance

0.34km



8 VERONA STREET DROMANA VIC 3936

Sold Price

^{RS} **\$860,000**

Sold Date **29-Apr-25**



3



1



4

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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