

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

1/2 JETTY 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

or range
between

\$895,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Dromana

Period-from

01 Oct 2024

to

30 Sep 2025

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

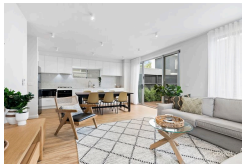
Date of sale

4/42 FRANCIS STREET DROMANA VIC 3936	\$915,000	13-Jun-25
163 PALMERSTON AVENUE DROMANA VIC 3936	\$1,040,000	11-Jun-25
7 DONALD CRESCENT DROMANA VIC 3936	\$920,000	27-Aug-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: 30 October 2025



**4/42 FRANCIS STREET DROMANA
 VIC 3936**

4 2 2

Sold Price

\$915,000

Sold Date

13-Jun-25

Distance

0.68km



**163 PALMERSTON AVENUE
 DROMANA VIC 3936**

4 2 2

Sold Price

\$1,040,000

Sold Date

11-Jun-25

Distance

0.06km



**7 DONALD CRESCENT DROMANA
 VIC 3936**

3 1 -

Sold Price

^{RS} **\$920,000**

Sold Date

27-Aug-25

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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