

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& 2/21 JAMES 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

or range
between

See Below

Median sale price

(*Delete house or unit as applicable)

Front Townhouse \$1,150,000 & \$1,250,000
Middle Townhouse \$1,090,000 & \$1,125,000

Median Price

\$740,000

Property type

Unit

Suburb

Dromana

Period-from

01 Aug 2025

to

31 Jul 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

4/21 JAMES STREET DROMANA VIC 3936	\$1,200,000	20-Mar-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: 17 August 2026



4/21 JAMES STREET DROMANA VIC
3936

 3  3  2

Sold Price ^{RS} \$1,200,000 Sold Date 20-Mar-26

Distance 0km

RS = Recent sale

UN = Undisclosed Sale

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