

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

8/194 DROMANA PARADE SAFETY BEACH 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

\$765,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,500

Property type

Unit

Suburb

Safety Beach

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

5/172 DROMANA PARADE SAFETY BEACH VIC 3936	\$833,000	08-May-26
1B PATTERSON STREET SAFETY BEACH VIC 3936	\$829,000	18-Apr-26
8/315 DROMANA PARADE SAFETY BEACH VIC 3936	\$815,000	10-Jul-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: 12 August 2026



5/172 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price

\$833,000

Sold Date

08-May-26

3



2



1

Distance

0.19km

1B PATTERSON STREET SAFETY BEACH VIC 3936

Sold Price

\$829,000

Sold Date

18-Apr-26

3



2



1

Distance

0.31km

8/315 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price

^{RS}**\$815,000**

Sold Date

10-Jul-26

3



2



2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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