

## 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

21 JAMES STREET DROMANA VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

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

14A THOMAS STREET DROMANA VIC 3936	\$1,418,020	21-Nov-25
4A WILSON CRESCENT DROMANA VIC 3936	\$1,165,000	25-Apr-26
9A COREY AVENUE DROMANA VIC 3936	\$1,290,000	17-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.~~

Front Townhouse \$1,150,000 - \$1,250,000

Middle Townhouse \$1,050,000 - \$1,125,000

Rear Townhouse \$995,000 - \$1,090,000

This Statement of Information was prepared on: 05 May 2026

[consumer.vic.gov.au](http://consumer.vic.gov.au)




**14A THOMAS STREET DROMANA  
VIC 3936**

4 3 2

Sold Price

**\$1,418,020**

Sold Date

**21-Nov-25**

Distance

**0.19km**
**4A WILSON CRESCENT DROMANA  
VIC 3936**

4 3 2

Sold Price

**<sup>RS</sup>\$1,165,000 <sup>UN</sup>**

Sold Date

**25-Apr-26**

Distance

**0.33km**
**9A COREY AVENUE DROMANA VIC  
3936**

4 2 2

Sold Price

**\$1,290,000**

Sold Date

**17-Nov-25**

Distance

**1.93km**
**80 RAINIER AVENUE DROMANA  
VIC 3936**

3 2 2

Sold Price

**\$1,100,000**

Sold Date

**24-Nov-25**

Distance

**1.68km**
**9 LAYARD STREET DROMANA VIC  
3936**

4 2 2

Sold Price

**<sup>RS</sup>\$1,830,000 <sup>UN</sup>**

Sold Date

**29-Jan-26**

Distance

**1.09km**
**17 GRANT STREET DROMANA VIC  
3936**

3 2 -

Sold Price

**\$1,460,000**

Sold Date

**29-Jan-26**

Distance

**1.05km**

RS = Recent sale

UN = Undisclosed Sale

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