

# 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

137 Rainier Avenue, Dromana VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$980,000

&

\$1,040,000

### Median sale price

Median price

\$950,000

Property Type

House

Suburb

Dromana

Period - From

27/09/2024

to

26/03/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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 six months.

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 67 Lombardy Avenue Dromana VIC | \$1,009,000 | 19/10/2024   |
| 66 Charles Street Dromana VIC  | \$982,000   | 02/11/2024   |
|                                |             |              |

This Statement of Information was prepared on:

27/03/2025