

## 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

9 WUNDA 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

\$1,690,000

&

\$1,790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Dromana

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

3 HEARN STREET DROMANA VIC 3936	\$1,962,000	18-Nov-24
43 DEVON STREET DROMANA VIC 3936	\$1,650,000	20-Nov-24
23 CLARENDON STREET DROMANA VIC 3936	\$1,685,000	20-Sep-24

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 March 2025



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**3 HEARN STREET DROMANA VIC 3936**

3 2 2

Sold Price

**\$1,962,000**

Sold Date **18-Nov-24**

Distance **1.03km**



**43 DEVON STREET DROMANA VIC 3936**

4 3 2

Sold Price

<sup>RS</sup> **\$1,650,000**

Sold Date **20-Nov-24**

Distance **1.36km**



**23 CLARENDON STREET DROMANA VIC 3936**

5 3 2

Sold Price

**\$1,685,000**

Sold Date **20-Sep-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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