

# 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

15 RIALTO GROVE 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

\$970,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Dromana

Period-from

01 Feb 2024

to

31 Jan 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

19 TENNENT STREET DROMANA VIC 3936	\$992,500	17-Sep-24
35 JACKSON WAY DROMANA VIC 3936	\$1,050,000	16-Dec-24
7 DOROTHEA CRESCENT DROMANA VIC 3936	\$1,045,000	27-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 February 2025



19 TENNENT STREET DROMANA  
 VIC 3936

4 3 2

Sold Price \$992,500 Sold Date 17-Sep-24

Distance 1.19km



35 JACKSON WAY DROMANA VIC  
 3936

4 3 2

Sold Price <sup>RS</sup> \$1,050,000 Sold Date 16-Dec-24

Distance 0.92km



7 DOROTHEA CRESCENT  
 DROMANA VIC 3936

4 2 2

Sold Price \$1,045,000 Sold Date 27-Sep-24

Distance 1.26km

RS = Recent sale UN = Undisclosed Sale

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