

## 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

50 DEVON 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

\$869,000

&

\$955,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Jan 2024

to

31 Dec 2024

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 |
| 7 DOROTHEA CRESCENT DROMANA VIC 3936 | \$1,045,000 | 27-Sep-24 |
| 10 MICHAEL STREET DROMANA VIC 3936   | \$1,060,000 | 21-Aug-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: 16 January 2025


**19 TENNENT STREET DROMANA  
VIC 3936**

4 3 2

Sold Price

**\$992,500**

Sold Date

**17-Sep-24**

Distance

**0.27km**
**7 DOROTHEA CRESCENT  
DROMANA VIC 3936**

4 2 2

Sold Price

**\$1,045,000**

Sold Date

**27-Sep-24**

Distance

**0.38km**
**10 MICHAEL STREET DROMANA  
VIC 3936**

3 2 4

Sold Price

**\$1,060,000**

Sold Date

**21-Aug-24**

Distance

**1.02km**
**4 HILLVIEW STREET DROMANA  
VIC 3936**

4 2 1

Sold Price

**\$1,190,000**

Sold Date

**30-Aug-24**

Distance

**0.81km**
**6 JAGUNGAL COURT DROMANA  
VIC 3936**

3 3 1

Sold Price

**<sup>RS</sup>\$1,075,000**

Sold Date

**10-Dec-24**

Distance

**1.07km**
**314 BOUNDARY ROAD DROMANA  
VIC 3936**

3 2 2

Sold Price

**\$900,000**

Sold Date

**22-Sep-24**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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