

## 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

325 BOUNDARY ROAD 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

\$850,000

or range  
between

&

### 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

8 MARGO STREET DROMANA VIC 3936	\$920,000	13-Sep-24
5 MARGO STREET DROMANA VIC 3936	\$900,000	22-Oct-24
7 MARGO STREET DROMANA VIC 3936	\$805,000	28-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: 08 February 2025


**8 MARGO STREET DROMANA VIC  
3936**

3 1 1

Sold Price

**\$920,000**

Sold Date

**13-Sep-24**

Distance

**0.56km**
**5 MARGO STREET DROMANA VIC  
3936**

3 2 4

Sold Price

**\$900,000**

Sold Date

**22-Oct-24**

Distance

**0.57km**
**7 MARGO STREET DROMANA VIC  
3936**

3 1 4

Sold Price

**\$805,000**

Sold Date

**28-Aug-24**

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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