

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

2/26 MCCULLOCH STREET DROMANA VIC 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Dromana

Period-from

01 Apr 2024

to

31 Mar 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

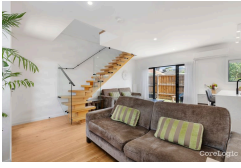
Date of sale

2/35 WILLIAMS STREET DROMANA VIC 3936	\$730,000	07-Jan-25
2A LIGAR STREET DROMANA VIC 3936	\$700,000	20-Dec-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: 01 April 2025



2/35 WILLIAMS STREET DROMANA VIC 3936 Sold Price **\$730,000** Sold Date **07-Jan-25**

 2  1  1

Distance **1.44km**



2A LIGAR STREET DROMANA VIC 3936 Sold Price **\$700,000** Sold Date **20-Dec-24**

 2  1  1

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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