

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 DONALD CRESCENT 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,500

Property type

House

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

22 SEAVIEW PARADE DROMANA VIC 3936	\$820,000	14-Mar-25
34 FRANCIS STREET DROMANA VIC 3936	\$808,000	08-Feb-25
58 PIER STREET DROMANA VIC 3936	\$945,000	11-Feb-25

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.~~

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22 SEAVIEW PARADE DROMANA VIC 3936

 3  1  1

Sold Price

^{RS} **\$820,000**

Sold Date

14-Mar-25

Distance

0.37km



34 FRANCIS STREET DROMANA VIC 3936

 3  1  1

Sold Price

^{RS} **\$808,000**

Sold Date

08-Feb-25

Distance

0.59km



58 PIER STREET DROMANA VIC 3936

 5  1  1

Sold Price

\$945,000

Sold Date

11-Feb-25

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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