

## 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

2A MCARTHUR 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

\$995,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

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

6 JAGUNGAL COURT DROMANA VIC 3936	\$1,075,000	10-Dec-24
6 ARTHUR STREET DROMANA VIC 3936	\$1,310,000	25-Nov-24
2B MCARTHUR STREET DROMANA VIC 3936	\$1,275,000	25-Jan-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.~~

This Statement of Information was prepared on: 01 February 2025



### 6 JAGUNGAL COURT DROMANA VIC 3936

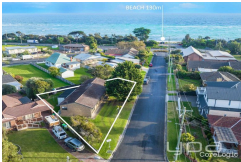
3 3 1

Sold Price

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

Sold Date **10-Dec-24**

Distance **0.37km**



### 6 ARTHUR STREET DROMANA VIC 3936

4 2 -

Sold Price

<sup>RS</sup> **\$1,310,000**

Sold Date **25-Nov-24**

Distance **0.88km**



### 2B MCARTHUR STREET DROMANA VIC 3936

4 2 2

Sold Price

<sup>RS</sup> **\$1,275,000**

Sold Date **25-Jan-25**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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