

## 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

4/23 JAMES STREET DROMANA VIC 3936

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Dromana

Period-from

01 Mar 2024

to

28 Feb 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 5/54 KANGERONG AVENUE DROMANA VIC 3936 | \$625,000 | 28-Nov-24 |
| 4/49 SEACOMBE STREET DROMANA VIC 3936  | \$625,000 | 26-Jan-25 |
| 6/57 PIER STREET DROMANA VIC 3936      | \$630,000 | 16-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: 03 March 2025

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**5/54 KANGERONG AVENUE  
DROMANA VIC 3936**

 2  1  1

Sold Price **\$625,000** Sold Date **28-Nov-24**

Distance **1.04km**



**4/49 SEACOMBE STREET  
DROMANA VIC 3936**

 2  2  -

Sold Price <sup>RS</sup> **\$625,000** Sold Date **26-Jan-25**

Distance **1.31km**



**6/57 PIER STREET DROMANA VIC  
3936**

 2  1  -

Sold Price <sup>RS</sup> **\$630,000** Sold Date **16-Jan-25**

Distance **0.68km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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