

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

1/2 JETTY ROAD 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

\$940,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Dromana

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

2/3 MACEDON AVENUE DROMANA VIC 3936	\$950,000	09-Apr-25
18 THOMAS STREET DROMANA VIC 3936	\$990,000	03-Jun-25
1/42 FRANCIS STREET DROMANA VIC 3936	\$945,000	17-Mar-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: 19 August 2025



2/3 MACEDON AVENUE DROMANA VIC 3936 Sold Price **\$950,000** Sold Date **09-Apr-25**

4 2 2

Distance **0.36km**



18 THOMAS STREET DROMANA VIC 3936 Sold Price **\$990,000** Sold Date **03-Jun-25**

3 2 2

Distance **0.62km**



1/42 FRANCIS STREET DROMANA VIC 3936 Sold Price **\$945,000** Sold Date **17-Mar-25**

4 2 2

Distance **0.69km**

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

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