

## 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

1/51 ARTHUR 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

\$765,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Dromana

Period-from

01 Dec 2024

to

30 Nov 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

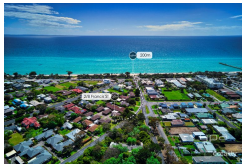
Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 2/8 FRANCIS STREET DROMANA VIC 3936 | \$825,000 | 14-Oct-25 |
| 64 LOMBARDY AVENUE DROMANA VIC 3936 | \$825,000 | 04-Aug-25 |
| 29 OLYMPIC PARADE DROMANA VIC 3936  | \$875,000 | 13-Nov-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: 11 December 2025

**2/8 FRANCIS STREET DROMANA  
VIC 3936**

3 2 1

Sold Price

**\$825,000**Sold Date **14-Oct-25**Distance **0.47km****64 LOMBARDY AVENUE  
DROMANA VIC 3936**

3 2 2

Sold Price

Sold Date **04-Aug-25**Distance **1.16km****29 OLYMPIC PARADE DROMANA  
VIC 3936**

4 2 2

Sold Price

<sup>RS</sup>**\$875,000**Sold Date **13-Nov-25**Distance **1.4km****RS** = Recent sale**UN** = Undisclosed Sale

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