

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

1/53 FIG STREET 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jul 2024

to

30 Jun 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

2/20 CALLAS STREET DROMANA VIC 3936	\$550,000	27-Jan-25
4/49 SEACOMBE STREET DROMANA VIC 3936	\$625,000	26-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.

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2/20 CALLAS STREET DROMANA
VIC 3936

Sold Price\$550,000Sold Date27-Jan-25

2

2

2

Distance0.26km



4/49 SEACOMBE STREET
DROMANA VIC 3936

Sold Price\$625,000Sold Date26-Jan-25

2

2

-

Distance0.49km

RS = Recent sale UN = Undisclosed Sale

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