

## 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

76 RAINIER AVENUE 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

\$890,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,000

Property type

Unit

Suburb

Dromana

Period-from

01 May 2024

to

30 Apr 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

2/3 MACEDON AVENUE DROMANA VIC 3936	\$950,000	22-Apr-25
2 ROSALIE AVENUE DROMANA VIC 3936	\$885,000	25-Jan-25
3/5 SEACOMBE STREET DROMANA VIC 3936	\$945,000	12-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: 12 May 2025

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**2/3 MACEDON AVENUE DROMANA VIC 3936** Sold Price <sup>RS</sup> **\$950,000** <sup>UN</sup> Sold Date **22-Apr-25**  
 Distance **0.81km**  
 4 2 2



**2 ROSALIE AVENUE DROMANA VIC 3936** Sold Price **\$885,000** Sold Date **25-Jan-25**  
 Distance **1.27km**  
 3 2 2



**3/5 SEACOMBE STREET DROMANA VIC 3936** Sold Price <sup>RS</sup> **\$945,000** Sold Date **12-Mar-25**  
 Distance **1.51km**  
 3 2 2

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

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