

## 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 HILLVIEW 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

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Dromana

Period-from

01 Oct 2024

to

30 Sep 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

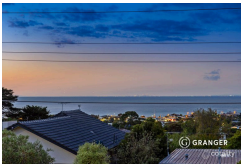
Date of sale

307 BOUNDARY ROAD DROMANA VIC 3936	\$1,055,100	10-Jul-25
24 BURNS CLOSE DROMANA VIC 3936	\$1,005,000	01-Jun-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: 14 October 2025



307 BOUNDARY ROAD DROMANA VIC 3936

Sold Price

\$1,055,100

Sold Date

10-Jul-25

3

2

2

Distance

1.25km



24 BURNS CLOSE DROMANA VIC 3936

Sold Price

\$1,005,000

Sold Date

01-Jun-25

3

2

2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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