

## 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

11 ROSALIE AVENUE 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

\$880,000

&

\$950,000

### 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 55 SEACOMBE STREET DROMANA VIC 3936 | \$855,000   | 19-Aug-25 |
| 3 GRAEME STREET DROMANA VIC 3936    | \$1,140,000 | 02-Oct-25 |
| 30 MONACO PARADE DROMANA VIC 3936   | \$885,000   | 11-Sep-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: 21 October 2025



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**55 SEACOMBE STREET DROMANA  
VIC 3936**

3 1 1

Sold Price

<sup>RS</sup> **\$855,000**

Sold Date **19-Aug-25**

Distance **0.55km**



**3 GRAEME STREET DROMANA VIC  
3936**

3 2 1

Sold Price

<sup>RS</sup> **\$1,140,000**

Sold Date **02-Oct-25**

Distance **0.7km**



**30 MONACO PARADE DROMANA  
VIC 3936**

3 1 2

Sold Price

<sup>RS</sup> **\$885,000**

Sold Date **11-Sep-25**

Distance **0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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